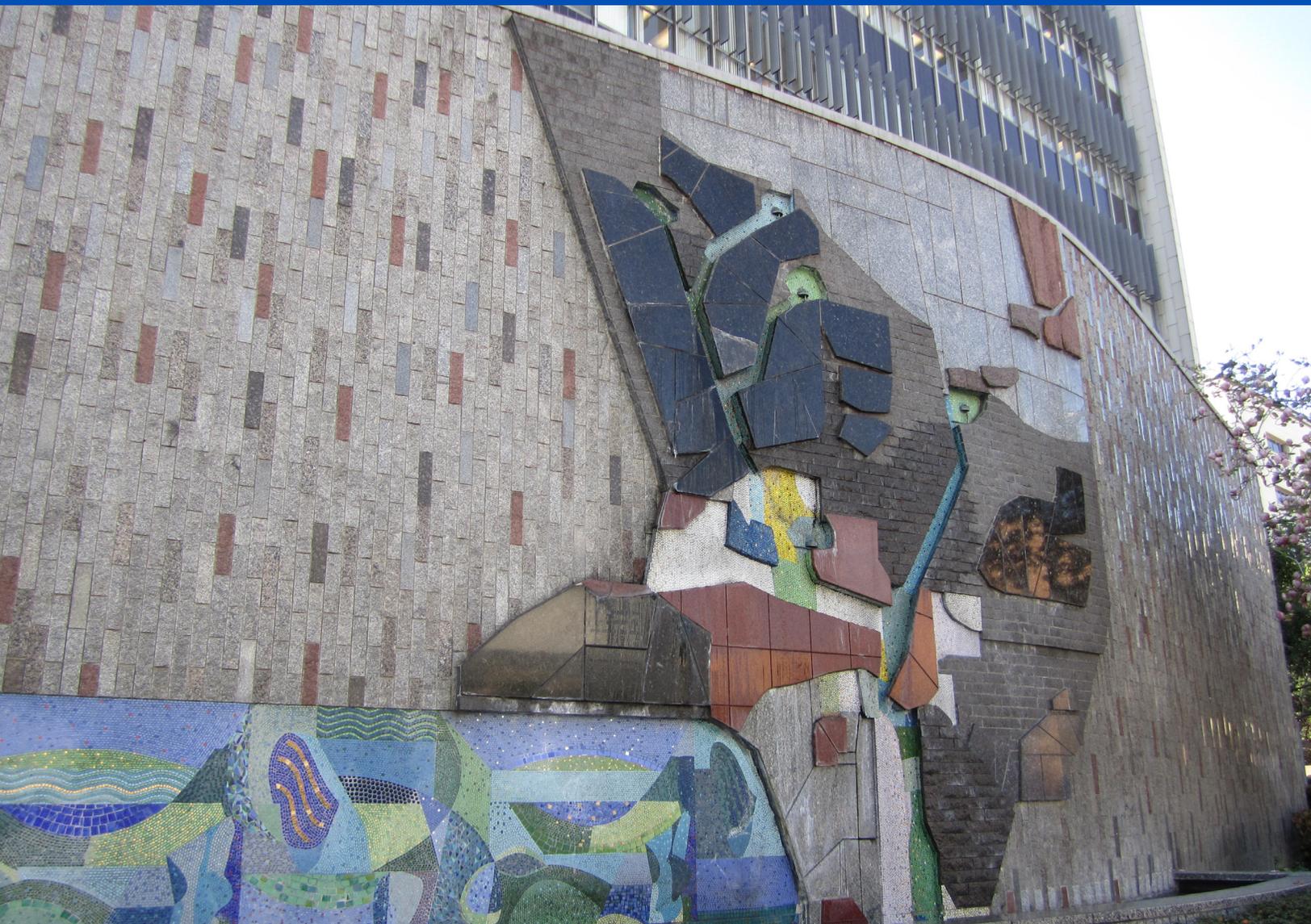


PUBLIC REVIEW DRAFT 4/5/11 TEXT-ONLY VERSION

Los Angeles County

General Plan

2035



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Part I: General Plan Framework

Foreword

With over 10 million people, Los Angeles County is one of the great metropolises of the world. While nine million people reside in one of the 88 incorporated cities, another one million residents live in the unincorporated areas, which combined is effectively the third largest “city” in California behind Los Angeles and San Diego.

For more than a century, the unincorporated areas of the County have been places where people have come to realize the California dream. From the cool breezes along the Pacific Ocean, to the hot winds of the Mojave Desert; from the banks of the Los Angeles River, to the foothills of the San Gabriel Mountains, the County’s diverse settings have offered a wide range of choices about where and how to live. For most of those years, the California dream has primarily been realized in the County through the creation of new human settlements out of raw land. The basis of the dream has been the subdivision of land and the creation of thousands of single family lots to accommodate cottages, bungalows and farms.

Today, the County as a whole is a crowded and expensive place to live, and increasingly one whose fragility has become more obvious with the incidences of wildfires, water shortages, climate change and aging infrastructure. Planning tomorrow’s great places in the unincorporated areas will be a much more complex process than it was in the days of shaping new neighborhoods and communities from raw land. For this reason, the role of planning in shaping the future of the County must evolve to meet changing conditions and circumstances.

The General Plan addresses a range of issues shaped by one overarching theme—sustainability. Sustainability was originally conceived of as an environmental notion—the idea that we must meet current needs without compromising the ability of future generations to meet their own needs. Over time, this idea has been expanded to include economic sustainability, quality of life, human health and social equity. In a rapidly maturing area such as the County, the best way to think about sustainability is in the context of creating and reinforcing great places. Creating a sustainable future is best achieved by pursuing the principles of smart growth—preserving the County’s remaining natural and rural areas; protecting and enhancing its well-established and diverse neighborhoods, commercial centers, and landscapes; and investing in its underserved urban communities.

A source of pride and economic stability in the County is the great diversity of places under its jurisdiction—and its relationship to the great places located in adjacent cities. Tomorrow’s great places will evolve from existing communities. Within some communities in the southern and eastern portions of the County, this will require increasing permissible densities to pair land use patterns with emerging transit opportunities that will provide increasing access to jobs; and it will also require combining land use planning, transportation planning and economic development efforts to stimulate needed improvements within these neighborhoods. In the northern portion of the County, this will require protecting natural and scenic resources, and strengthening the interconnected system of human settlements and natural areas.

The General Plan is not an end in itself. The ultimate measure of the General Plan’s success will not be the policies and actions contained within it, but rather, the quality of the great places—urban, suburban, rural, natural—that emerge throughout the County over the next 30 years.

Chapter 1: Introduction

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The Los Angeles County General Plan is the guide for growth and development for the unincorporated areas of Los Angeles County. The General Plan guides the long-term physical development and conservation of the County’s land and environment through a framework of goals, policies, and implementation programs. The California Government Code requires that each city and county adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning.” Long-range planning provides the opportunity to responsibly manage and direct future development, conserve natural areas, support economic development objectives, and improve mobility in the region.

The Government Code requires that all general plans contain elements that address the following: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The Government Code also provides flexibility to local jurisdictions to address additional issues that are of local importance. The County’s General Plan addresses all of these requirements through the following elements:

- Land Use Element
- Mobility Element
- Air Quality Element
- Housing Element (adopted and certified in 2008)
- Conservation and Open Space Element
- Parks and Recreation Element
- Noise Element
- Safety Element
- Public Services and Facilities Element

- Economic Development Element

The County's efforts to prepare a general plan for the unincorporated areas began in the 1970s with the creation of the *Environmental Development Guide*. In 1973, the County adopted its first general plan, followed by a comprehensive update in 1980.

This document represents a comprehensive effort to update the County's 1980 General Plan, and to guide development in the unincorporated areas through the year 2035. The goals, policies and programs of this document have been shaped by the input received from stakeholders, including residents, businesses, property owners, and staff from regional agencies and adjacent cities.

I. How to Use the General Plan

The goals and policies in the General Plan guide future land use, as well as the public investment decisions to strengthen existing neighborhoods, contribute to a strong and diverse economy, protect natural resources and provide housing for residents of the County that can be sustainable for generations to come.

The General Plan also serves as an advisory countywide document to coordinate land use planning with the 88 cities within the County, and with special districts and regional agencies. Agencies, such as the Southern California Association of Governments (SCAG), the Los Angeles County Metropolitan Transportation Authority (Metro), Metropolitan Water District of Southern California, air quality districts, water purveyors, and school districts, should use the General Plan to coordinate with the County on public service and facilities planning, circulation, environmental management and regional land use and transportation initiatives.

The General Plan provides a general policy framework for community-based plans, such as Area and Community Plans and Local Coastal Land Use Plans, and is supplemented by several planning documents, including Strategic Plans, Station Area Plans, and Specific Plans. The General Plan is implemented by the Los Angeles County Code, in particular, Titles 21 (Subdivisions) and 22 (Planning and Zoning). The Government Code requires that all supplemental planning documents, zoning ordinances, zone changes, subdivisions, capital improvement plans, and public works projects be consistent with the General Plan.

II. General Plan Guiding Principles

Sustainability requires that planning practices meet the County's needs without compromising the ability of future generations to realize their economic, social, and environmental goals. The General Plan has been designed to utilize, promote and implement policies that promote healthy, livable, and sustainable communities.

The following five guiding principles—Smart Growth; Sufficient Community Services and Infrastructure; Strong and Diversified Economy; Environmental Resource Management; and Healthy, Livable and Equitable Communities—are supported by community identified goals and stakeholder input, and further the overall goal of sustainability throughout the General Plan. Where applicable, all components of the General Plan shall encompass these principles. Please refer to Appendix B for a summary of community and stakeholder identified issues that informed the development of these principles.

1. Smart Growth

Smart growth promotes compact, sustainable, healthy and walkable communities. The primary objectives of smart growth are to 1) shape new development to improve existing and new communities and align housing, jobs and services; and 2) protect and preserve the County's natural resources and rural communities.

The General Plan implements smart growth by using strategies that are tailored to each community. Strategies, such as transit-oriented development, will create vibrant centers around transit stations that promote neighborhoods where people can live, work, and shop without the need to drive to each destination. Another smart growth strategy is to facilitate the creation of vibrant and active corridors that connect major centers and destinations, and thriving neighborhood centers within the unincorporated areas. These work in conjunction with other smart growth strategies to "green" the County's streets and buildings, and preserve its remaining natural and scenic open spaces.

2. Sufficient Community Services and Infrastructure

Community services and infrastructure serve as the backbone of a community. Quality of life is dependent upon the quality and availability of schools, parks, libraries, police and fire services, and community gathering places; as well as circulation systems, water, sewers, flood control, utilities, communication, and waste management. Successful land use planning and growth management rely on the orderly and efficient planning of community services and infrastructure. The key to growth management is the commitment to proactively coordinate with public and private partners so that sufficient services and infrastructure are provided and maintained commensurate with growth.

The General Plan establishes policies and programs to address existing deficiencies in community services and infrastructure, and to ensure the provision of sufficient community services and infrastructure for new developments.

3. Strong and Diversified Economy

Southern California is one of the world's largest economic regions, and the County is the heart of this highly developed and diversified industrial and service based economy. The County is home to an internationally recognized entertainment industry, one of the world's largest concentrations of high technology, the aerospace industry, and the fifth busiest seaport (Ports of Los Angeles and Long Beach combined) in the world. The economic base of Southern California consists of professional services, manufacturing activities, transportation and wholesale trade, tourism and entertainment, and defense related and resource based industries. In addition, the County has developed into a center of international business and finance. Furthermore, a significant portion of the County's economic growth in the last 15 years has been in the "informal" economy, as well as the growth of small and minority-owned businesses.

Ensuring the economic vitality and long-term competitiveness of the unincorporated areas requires policies that will promote a stable and well-educated job base, generate tax revenues to support quality services, provide for jobs-housing balance, and accommodate the businesses and industries that represent the jobs of the future. As planning for future growth and the appropriate land use mix has major impacts on the local and regional economy, the General Plan addresses the protection of the remaining industrial land in the unincorporated areas.

The General Plan also provides policies and programs to foster economic development, reinvestment, revitalization and the redevelopment of areas in need of economic investment.

4. Environmental Resource Management

Stewardship of the County’s natural resources, such as air and water, wildlife habitat areas, mineral resource areas, agricultural land, forests, and open space areas, is essential to a successful sustainability strategy. The County is highly urbanized, and the majority of its remaining natural resources are located in the unincorporated areas. The General Plan provides policy guidance to preserve the County’s remaining natural resources and open space areas, and to improve the quality of its air, water and biological resources.

The General Plan also includes goals, policies and programs to minimize risks and limit development in areas prone to safety hazards, such as earthquakes, floods and wildfires.

5. Healthy, Livable and Equitable Communities

Land use and community design play a pivotal role in creating healthy environments that facilitate the relationship between people and their environments, as well as to each other. Places with multiple destinations within close proximity, where the streets and sidewalks balance all forms of transportation, provide communities with the basic framework for a walkable and bikeable community. Walkable and bikeable communities encourage residents to be more physically active, which in turn, reduce obesity rates and lower the risk of heart disease and diabetes. These environments also improve health by reducing vehicle emissions, which are a major contributor to health ailments including asthma, respiratory illness, cardiovascular disease and impaired lung function.

Equitable communities also mean increased attention to safety issues and environmental justice. Environmental conditions, such as poor air quality, polluted stormwater runoff, deteriorated housing conditions, and ground and surface contamination are all influenced by planning and have an effect on public health.

The General Plan protects the public health, safety and welfare through the promotion of pedestrian planning; environments that improve physical and mental health; sustainable development and agricultural practices, including the building of community gardens and the use of organic farming techniques; and the use of healthy materials and building practices and low impact development techniques in construction and development activities.

III. Community Participation

The General Plan reflects a comprehensive effort to facilitate stakeholder participation and garner local input in the development of its goals, policies and programs. Table 1.1 provides an overview and timeline of the recent outreach activities and drafts of the General Plan that have been released to the public.

Table 1.1 Recent General Plan Community and Stakeholder Outreach

<p>General Plan Update Visioning/EIR Scoping (1999-2003)</p>	<p>SEA workshops and community meetings, 1999-2001.</p> <p>General Plan visioning workshops, 2001.</p> <p>EIR scoping meetings, 2003.</p>
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<p>Shaping the Future 2025 (2003-2005)</p>	<p>Draft General Plan goals and policies released to the public, December 2003.</p> <p>2004 Outreach Campaign:</p> <ul style="list-style-type: none"> • Public release of Shaping the Future 2025. • <i>Shaping the Future 2025</i> mailed out to stakeholders. • Draft posted on the Department's web site and mailed out to County libraries. • Community meetings and invited stakeholder meetings.
<p>Preliminary Draft General Plan (2007)</p>	<p><i>Preliminary Draft General Plan</i> released to public, June 2007.</p> <p>2007 Outreach Campaign:</p> <ul style="list-style-type: none"> • Postcard announcements, newspaper advertisements, and press release. • Draft posted on the Department's web site and mailed out to County libraries. • Regional Planning Commission presentation. • Community meetings and invited stakeholder meetings. • County inter-departmental meetings.
<p>Planning Tomorrow's Great Places (2008)</p>	<p><i>Planning for Tomorrow's Great Places</i> released to the public, July 2008.</p> <p>2008 Outreach Campaign:</p> <ul style="list-style-type: none"> • Postcard announcements, newspaper advertisements, and press release. • Draft posted on the Department's web site and mailed out to County libraries. • Regional Planning Commission presentation, September 2008. • Stakeholder meetings. • Board office and inter-departmental meetings. • Poster plan released to the public, January 2009. • Regional Planning Commission presentation.

IV. Applicability

Completed applications filed prior to the effective date of this General Plan shall be allowed to be reviewed for consistency with the previously adopted General Plan. Projects may be maintained as

originally approved provided the approval is still valid and has not expired. Any subsequent change(s) of use or intensity shall be subject to the policies of this General Plan.

[TEXT BOX]

What is the Difference Between a Goal, Policy, and Implementation Action?

Goal

A goal is a general direction-setter. It is an ideal future end related to public health, safety, or general welfare. A goal is a general expression of community values and may be abstract in nature. A goal is generally not quantifiable or time dependent.

Policy

A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a General Plan's goals and objectives. A policy is carried out by implementation actions. For a policy to be useful as a guide to an action, it must be clear and unambiguous.

Implementation Action

An implementation action can be a procedure, program, or technique that carries out General Plan policies.

Source: State of California, Office of Planning and Research, *General Plan Guidelines 2003*.

Chapter 2: Background

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I. Location and Description

With approximately 4,083 square miles, Los Angeles County is geographically one of the largest counties in the country. The County stretches along 75 miles of the Pacific Coast of Southern California, and is bordered to the east by Orange County and San Bernardino County, to the north by Kern County, and to the west by Ventura County. The County also includes two offshore islands, Santa Catalina Island and San Clemente Island. Figure 2.1 shows the regional location of the County.

Figure 2.1: Regional Location of Los Angeles County

County Setting

The unincorporated areas account for approximately 65 percent of the total land area of the County, as shown in Table 2.1.

Table 2.1: Los Angeles County Distribution of Land Area

County Land Components	Cities (sq. miles)	Unincorporated (sq. miles)	Total (sq. miles)
Mainland	1,423.7	2,528.3	3,952
San Clemente Island	0	56.4	56.4
Santa Catalina Island	2.9	71.9	74.8
Total	1,426.6	2,656.6	4,083.2

Source: Los Angeles County Department of Public Works

The unincorporated areas in the northern portion of the County are covered by large amounts of sparsely populated land, and include the Angeles National Forest, part of the Los Padres National Forest, and the Mojave Desert. The unincorporated areas in the southern portion of the County consist of 58 non-contiguous land areas, which are often referred to as the County's unincorporated urban islands.

The County's governmental structure is comprised of five Supervisorial Districts. The Los Angeles County Board of Supervisors is the governing body of the County, and makes legislative land use decisions for the unincorporated areas. Figure 2.2 shows the unincorporated areas of the County, and Figure 2.3 shows the County's Supervisorial Districts.

Figure 2.2: Los Angeles County Unincorporated Areas

Figure 2.3: Los Angeles County Supervisorial Districts

Climate and Topography

The County is a land of beaches, valleys, mountains, and deserts. The diversity of the County's topography results in localized climate zones that are roughly divided by the Transverse Ranges (Santa Monica Mountains and San Gabriel Mountains). The climate zones are closely tied to geologic landforms and vary based on elevation changes and distance from the ocean. These climate zones can be grouped into three broad categories:

Coastal Plain

The coastal plain includes the beaches, valleys, and canyons that occupy the Los Angeles Basin and terminate at the Transverse Ranges. During the dry season, the determining factor in coastal plain weather is the proximity to the Pacific Ocean and the resultant marine layer. The marine layer

acts as a buffer, which is evidenced by relatively cool and constant temperatures, low clouds, fog, and haze. The marine layer settles over the Basin during the evening and early morning before being burned off by sunshine midday. Due to the dominance and stability of the high pressure area in the Basin, precipitation is rare between May and November.

Mountain

Climates in the mountains are characterized by lower average temperatures and heavier rainfall than in the coastal plain. The Transverse Ranges are further removed from the climatic influences of marine wind patterns and experience the additional influence of altitude.

High Desert

The high desert includes the Antelope Valley, which is the westernmost portion of the Mojave Desert. The high desert is located more than 50 miles inland, and is removed from marine influences and experiences a more extreme type of climate. The Transverse Ranges act as a barrier to rain bearing clouds moving inland. In addition, the Antelope Valley is home to several wildlife and wildflower sanctuaries that thrive in the often inhospitable climate found in the high desert.

Existing Population

In addition to the growth projections prepared by the Southern California Association of Governments (SCAG), the demographic and social trends that help shape the goals and policies of the General Plan are based on the 2009 data from the Demographic Research Unit of the California Department of Finance and the 2000 U.S. Census.

There are approximately 10 million people in the County as a whole, with approximately one million living in the unincorporated areas. Tables 2.2 shows the percent change in population for the years 2000–2009. Both the unincorporated areas and the County as a whole have experienced steady population growth since the year 2000.

Table 2.2: Percent Change in Population for Los Angeles County, 2000-2009

Year	Unincorporated Population	Percent Change	Total County Population	Percent Change
2000	986,050	-	9,519,330	-
2001	1,003,837	1.8	9,656,585	1.4
2002	1,024,770	2.1	9,815,369	1.6
2003	1,043,623	1.8	9,959,447	1.5
2004	1,061,726	1.7	10,074,844	1.2
2005	1,078,430	1.6	10,158,409	0.8
2006	1,086,939	0.8	10,209,201	0.5

2007	1,080,557	-0.6	10,243,764	0.3
2008	1,083,329	0.3	10,301,658	0.6
2009	1,091,078	0.8	10,393,185	0.9

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark. Sacramento, California, May 2009.

Regional Context

SCAG is the regional planning agency that represents the following six counties, as well as 190 cities, within Southern California: Los Angeles, Orange, Ventura, Imperial, San Bernardino, and Riverside. Table 2.4 shows population growth in the SCAG region, by county, between 1990 and 2000. Although the County had the slowest rate of growth of all of the SCAG counties during that period, it remains the most populous. The County is further divided into eight SCAG subregions, as shown in Figure 2.4.

Table 2.3: Population by County for the SCAG Region, 1990-2000

County	1990	2000	Increase (%)
Los Angeles	8,863,164	9,519,338	+ 7.4
Orange	2,410,556	2,846,289	+ 18.1
San Bernardino	1,418,380	1,709,434	+ 20.5
Riverside	1,170,413	1,545,387	+ 32.0
Ventura	669,016	753,197	+ 12.6
Imperial	109,303	142,361	+ 30.2

Source: 2000 U.S. Census

Figure 2.4 Los Angeles County Subregions as Designated by SCAG

Race and Ethnicity

The cultural diversity of residents plays a significant role in defining the character of the unincorporated communities. Influenced by migratory patterns, the approximately 10 million residents of the County comprise one of the most diverse communities in the country. The California Department of Finance estimates that by the year 2050, the Hispanic and Asian populations will account for more than 80 percent of the residents in the County. Planning efforts must recognize and respect the diversity and social values that accompany these demographic shifts. Table 2.4 shows the racial and ethnic composition of the unincorporated areas.

Table 2.4: Racial and Ethnic Composition of Unincorporated Los Angeles County, 2000

Race	People	% of Total
White	445,842	45.23%
Black or African-American	106,629	10.82%
American Indian or Alaska Native	8,914	0.90%
Asian	97,130	9.85%
Native Hawaiian and Other Pacific Islander	2,201	0.22%
Some Other Race	281,479	28.56%
Two or More Races	43,439	4.41%
Total	985,634	100%

Ethnicity	People	% of Total
Hispanic or Latino	525,425	53.31%
Not Hispanic or Latino	460,209	46.69%
Total	985,634	100%

Source: 2000 U.S. Census

II. Growth Forecast

Population, housing, and employment projections play a critical role in the planning process and can help identify and guide future development patterns in the County. The County's growth forecast includes population projections, household projections, and employment projections. These estimates are broken down and organized by the County's 11 planning areas, which are described in detail in the following section. It is important to note, however, that the General Plan uses a regional strategy to guide growth in a way that plans for more efficient and sustainable land use patterns to address climate change, mobility, and community development. The General Plan plans for the County's total growth by focusing development in areas with infrastructure and access to transit, and discouraging growth in the County's remaining greenfields and environmentally sensitive and hazardous areas.

The General Plan's growth forecast is from the SCAG 2008 Regional Transportation Plan (RTP). The growth projections contained in this Chapter provide a picture of probable occurrences rather than assured outcomes. Furthermore, the projections do not account for unforeseen future events, as well as changes in General Plan policies.

Population Projections

Table 2.5: Los Angeles County Population Projections, by Planning Area

Planning Areas	Countywide			Unincorporated Areas		
	Population 2010	Population 2035	Percent Change	Population 2010	Population 2035	Percent Change
Antelope Valley	446,965	880,234	97	103,451	255,364	147
Coastal Islands	5,082	7,605	50	1,445	2,646	83
East San Gabriel Valley	1,045,184	1,298,746	24	274,374	371,842	36
Gateway	2,018,652	2,224,653	10	129,247	142,829	11
Metro	1,851,512	2,025,462	9	316,978	353,336	11
San Fernando Valley	1,870,034	2,045,335	9	27,634	34,505	25
Santa Clarita Valley	267,350	410,163	53	85,326	170,085	99
Santa Monica Mountains	94,524	113,962	21	21,925	32,888	50
South Bay	984,751	1,075,384	9	78,254	86,880	11
West San Gabriel Valley	976,136	1,112,313	14	117,913	157,371	33
Westside	1,055,510	1,144,766	8	31,777	40,949	29
Total	10,615,700	12,338,623	16	1,188,324	1,648,695	39

Source: 2008 SCAG RTP

Table 2.5 shows the projected population for the County as a whole and for the unincorporated areas, by the Planning Areas established by the General Plan, based on SCAG's forecasts for 2035.

SCAG projects that the population for the unincorporated areas will continue to grow, resulting in a 39 percent overall increase in population by the year 2035. The rate of population growth varies greatly by each Planning Area. For example, SCAG projects that the unincorporated areas within the Antelope Valley Planning Area to grow by 147 percent, while the unincorporated areas in the Gateway, Metro, and South Bay Planning Areas are projected to grow by 11 percent.

Household Projections

Table 2.6: Los Angeles County Household Projections, by Planning Area

Planning Areas	Countywide			Unincorporated Areas		
	Households 2010	Households 2035	Percent Change	Households 2010	Households 2035	Percent Change
Antelope Valley	132,039	253,045	92	33,513	83,251	148
Coastal Islands	1,388	1,811	30	135	167	24
East San Gabriel Valley	280,639	348,010	24	69,351	94,232	36
Gateway	565,290	626,520	11	34,547	41,029	19
Metro	533,152	634,748	19	74,968	88,009	17
San Fernando Valley	623,478	722,070	16	9,728	11,421	17
Santa Clarita Valley	81,888	125,052	53	22,815	44,419	95
Santa Monica Mountains	32,571	38,874	19	7,242	10,447	44
South Bay	336,954	367,547	9	21,806	24,136	11
West San Gabriel Valley	302,378	344,392	14	37,430	50,592	35
Westside	468,032	541,423	16	14,084	16,736	19
Total	3,357,809	4,003,492	19	325,619	464,466	43

Source: 2008 SCAG RTP

Table 2.6 shows the projected number of households for the County as a whole and for the unincorporated areas, by Planning Area, based on SCAG's forecasts for 2035. SCAG projects an overall 43 percent increase in households in the unincorporated areas by the year 2035. The projections indicate trends for strong development pressures for the Antelope Valley (148 percent) and Santa Clarita Valley Planning Areas (95 percent).

Employment Projections

Table 2.7: Los Angeles County Employment Projections, by Planning Area

Planning Areas	Countywide			Unincorporated Areas		
	Jobs 2010	Jobs 2035	Percent Change	Jobs 2010	Jobs 2035	Percent Change
Antelope Valley	103,872	170,895	65	19,548	50,283	157

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Coastal Islands	2,868	3,181	11	0	0	0
East San Gabriel Valley	402,507	441,103	10	79,285	88,754	12
Gateway	769,099	820,213	7	42,574	45,647	7
Metro	722,080	789,582	9	58,267	64,886	11
San Fernando Valley	793,902	882,643	11	16,960	18,195	7
Santa Clarita Valley	86,121	118,642	38	23,884	31,168	30
Santa Monica Mountains	62,575	69,179	11	16,724	18,126	8
South Bay	423,588	451,766	7	20,520	21,725	6
West San Gabriel Valley	413,736	456,577	10	24,540	26,918	10
Westside	772,037	837,400	8	17,871	18,601	4
Total	4,552,385	5,041,181	11	320,173	384,303	20

Source: 2008 SCAG RTP

Table 2.7 shows the projected employment for the County as a whole and in the unincorporated areas, by Planning Area, based on SCAG's forecasts for 2035. The largest employment growth is expected to be in the Antelope Valley and Santa Clarita Valley Planning Areas, which are the same areas that are expected to see the most population and household growth.

III. Community-Based Plans

Planning Areas Framework

The unincorporated areas are large and diverse, and are influenced by the planning issues in adjacent cities as well as on a subregional level. In order to recognize this diversity, and to facilitate the planning of the unincorporated areas, the General Plan is organized into 11 Planning Areas, as shown in Figure 2.5:

- Antelope Valley Planning Area
- Coastal Islands Planning Area
- East San Gabriel Valley Planning Area
- Gateway Planning Area
- Metro Planning Area
- San Fernando Planning Area
- Santa Clarita Valley Planning Area
- Santa Monica Mountains Planning Area
- South Bay Planning Area
- West San Gabriel Valley Planning Area
- Westside Planning Area

Figure 2.5 Planning Areas Framework

The General Plan provides a framework of goals and policies to achieve countywide planning objectives within the 11 Planning Areas, and serves as the foundation for all community-based plans, such as Area Plans, Community Plans and Local Coastal Land Use Plans. Figure 2.6 shows the relationship of the General Plan to other community-based plans. All community-based plans are components of the General Plan and must be consistent with General Plan goals and policies.

Area Plans provide additional details to General Plan goals and policies, focusing on subregional land use issues and other policy needs that are specific to the Planning Area. Community Plans cover smaller geographic areas within the Planning Area, and address neighborhood and/or community level land use policy issues. Local Coastal Land Use Plans are components of the Local Coastal Program (LCP), which consist of land use plans, zoning ordinances and maps, and implementing actions to protect coastal resources within the state designated coastal zone. The County must have a California Coastal Commission certified LCP consisting of land use plans, zoning ordinances and maps, and implementing actions to protect coastal resources. If an LCP is not certified, the Coastal Commission has land use and development permitting authority.

The following is a list of adopted community-based plans:

- Altadena Community Plan (adopted 1986)
- Antelope Valley Area Plan (adopted 1986)
- East Los Angeles Community Plan (adopted 1988)
- Hacienda Heights Community Plan (adopted 1978)
- Marina del Rey Local Coastal Land Use Plan (adopted; certified Local Coastal Program 1996)
- Malibu Local Coastal Land Use Plan (adopted 1986)
- Rowland Heights Community Plan (adopted 1981)
- Santa Monica Mountains North Area Plan (adopted 2000)
- Santa Catalina Island Local Coastal Land Use Plan (adopted; certified Local Coastal Program 1983)
- Santa Clarita Valley Area Plan (adopted 1984)
- Twin Lakes Community Plan (adopted 1991)
- Walnut Park Neighborhood Plan (adopted 1987)
- West Athens/Westmont Community Plan (adopted 1990)

Figure 2.6: Relationship of General Plan to Community-Based Plans



Planning Areas Framework Implementation

As the General Plan sets the framework for the unincorporated areas at a countywide level, an Area Plan shall be prepared or updated for each of the County's 11 Planning Areas. Area Plans provide opportunities to update existing and adopted Community Plans, as well as existing and adopted implementation tools of the General Plan, such as Specific Plans and Community Standards Districts. The creation of new Community Plans will be reserved for those communities in the

unincorporated areas that are identified through the Area Plan process as having planning needs that go beyond the scope of the Area Plan.

The geographic, demographic, and social diversity of the unincorporated areas will guide the development of each community-based plan, and its goals and policies will represent the long-term planning objectives for each area or community.

Each community-based plan shall be developed using the following guidelines:

Setting priorities/stakeholder participation

Community-based plans shall be developed through a process that includes discussion with stakeholders, including residents, businesses, property owners, and staff from regional agencies and adjacent cities; and set priorities for transportation, housing, open space, and public safety. Community-based plans should consider the local context and existing neighborhood character. Community-based plans should also provide opportunities for public participation and community feedback, such as community meetings, “visioning” workshops, policy roundtables and other outreach events.

Plan formation

After the formulation of priorities, the Department of Regional Planning staff shall facilitate the completion of a draft comprehensive planning document and land use policy map. The process shall include the use of the General Plan Land Use Legend, and the Hazard and Environmental Constraints Model, as referenced in the Land Use Element, to inform land use policies.

Each community-based plan shall consist of the following components: a land use policy map; a zoning map that is consistent with the General Plan; an implementation program that identifies major milestones, outcomes, responsible parties, and partners; and an environmental review document that uses the General Plan Programmatic EIR as a starting point to assess the environmental impacts of the community-based plan.

Planning Areas Descriptions

The following profiles provide an overview of major planning issues for each of the 11 Planning Areas. They also include the identification of opportunity areas by typology, as described in Table 2.8. Opportunity areas are important places within each Planning Area due to their potential for infill development or redevelopment; access to public services and infrastructure; central role within a community; or potential for increased design, pedestrian and bicyclist improvements, such as street trees, lighting, bicycle lanes and other “Complete Streets” amenities. These opportunity areas should be considered for further study when preparing community-based plans.

Table 2.8: Opportunity Area Typologies

<p>Transit Centers</p>	<p>Areas that are supported by major public transit infrastructure. Transit centers are identified based on opportunities for a mix of higher intensity development, including multifamily housing, employment and commercial uses; infrastructure improvements; access to public services and infrastructure; central role within a community; or potential for increased design, pedestrian and bicyclist improvements, such as street trees, lighting, bicycle lanes and other “Complete Streets” amenities</p>
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Neighborhood Centers	Areas with opportunities suitable for community-serving uses, including commercial only and mixed use development that combines housing with retail, service, office and other uses. Neighborhood centers are identified based on opportunities for a mix of uses, including housing and commercial uses; access to public services and infrastructure; central role within a community; or potential for increased design, pedestrian and bicyclist improvements, such as street trees, lighting, bicycle lanes and other "Complete Streets" amenities.
Corridors	Areas along boulevards or major streets that provide connections between neighborhoods, employment and community centers. Corridors are identified based on opportunities for a mix of uses, including housing and commercial uses; access to public services and infrastructure; central role within a community; or potential for increased design, pedestrian and bicyclist improvements, such as street trees, lighting, bicycle lanes and other "Complete Streets" amenities.
Industrial Flex Districts	Industrial areas that provide opportunities for non-industrial uses and mixed uses, where appropriate, and also light industrial or office/professional uses that are compatible with residential uses.
Rural Town Centers	Rural town centers are the focal points of rural communities, serving the daily needs of residents and providing local employment opportunities. Rural Town Centers are identified based on the opportunities for new public facilities and new commercial uses, as discussed in the Antelope Valley Area Plan.

Antelope Valley Planning Area

Figure 2.7: Antelope Valley Planning Area

Planning Area Profile

Location

The Antelope Valley is located approximately 60 miles north of downtown Los Angeles. The unincorporated portion of the Antelope Valley Planning Area covers 1,800 square miles, or 44 percent of the 4,083 square miles in the County. The unincorporated Antelope Valley surrounds the cities of Palmdale and Lancaster, and borders San Bernardino County to the east, Ventura County to the west, and Kern County to the north.

Population and Demographics

The population of the Antelope Valley Planning Area is concentrated within the cities of Palmdale and Lancaster, with populations of 116,700 and 118,718 respectively, according to the 2000 U.S. Census. Currently, the Planning Area is home to approximately 447,000 residents. SCAG projects that there will be approximately 880,000 people living in the Planning Area by 2035. In the past decade, there has been a significant increase in residents in the Antelope Valley, primarily due to the region's comparably affordable housing prices. The majority (75 percent) of the residents in the Antelope Valley Planning Area identify as White. The median age of population for the Planning Area is 38.2 years.

Geography

The Antelope Valley Planning Area contains many diverse vegetative communities, geologic forms and climatic conditions. The Angeles National Forest, and the Liebre and Sierra Pelona Mountain Ranges, are located in the Planning Area. A large portion of the Planning Area includes mountain ranges, but the main land feature is the flat desert, or the “High Desert,” with elevations between 2,300 and 2,400 feet above sea level. The Planning Area contains the majority of the County’s active agricultural land uses. The Antelope Valley Significant Ecological Area (SEA), San Andreas Rift Zone SEA, Joshua Tree Woodland SEA, and Santa Clara River SEA also cover large portions of the Planning Area. The San Andreas Seismic Fault Zone, which cuts across the Planning Area, poses many significant hazards. In addition, a significant portion of the Planning Area faces threats of wildfires and floods.

Infrastructure

Two major freeways provide access to the Antelope Valley Planning Area: the Interstate-5, which is located in the western portion of the Planning Area, and links Northern and Southern California; and State Route 14, which connects the adjacent Santa Clarita Valley just north of metropolitan Los Angeles to the eastern portion of the Antelope Valley. In addition, Metrolink’s Antelope Valley Line has three station stops in the Antelope Valley, which are located in unincorporated Acton, the City of Palmdale, and the City of Lancaster. Palmdale Regional Airport, General William J. Fox Airfield and Edwards Air Force Base are also located in unincorporated Antelope Valley. Antelope Valley Transit Authority routes, serving unincorporated areas, include four local routes, two special routes, and three commuter routes connecting the Antelope Valley to other areas.

Economy

The largest economic sectors in the Antelope Valley include government, retail services, and manufacturing, in large part due to the major concentration of aerospace research and development activity. The government employs nearly 20 percent of all employed persons in the Planning Area. SCAG projects that by 2035, employment in the Planning Area will grow significantly to approximately 37,000 jobs. The Planning Area has a lower cost of doing business than many other cities in the County, with a pro-business environment in addition to special incentive zones. The Planning Area economy is affected by the availability of affordable land, and the prospect of locating an “inland port” to handle trade near the Palmdale Regional Airport, which may provide the Antelope Valley with an important economic opportunity. Challenges to the Planning Area economy include limited transportation options; perceived problems with crime; a significant jobs-housing imbalance; and environmental constraints, such as extreme water shortages, which have the potential to restrict all types of development in the Antelope Valley.

Planning Area Issues

Although the Antelope Valley is predominately rural in nature and has major constraints to development, including natural hazards, environmental issues, and infrastructure constraints, particularly lack of water, the area is projected to grow significantly in terms of population. Therefore, it is critical that existing rural communities, agriculture, natural resources, and biological diversity remain protected despite the anticipated growth. In addition, incorporating water conservation strategies and encouraging the recycling of water is important. In the Planning Area, water comes either from naturally occurring sources that accumulate from rain or snow and imported surface water collected in Northern California and piped down through the State Water Project (SWP).

As thousands of acres of desert lands have been subdivided over the past decade, the population of the Planning Area has skyrocketed. While much of the growth has been at urban densities in and adjacent to the cities of Palmdale and Lancaster, the desirability of rural living and the availability of affordable housing has seen significant growth in the many unincorporated communities. In turn, many residents have had to commute further distances to access greater employment opportunities.

Figure 2.8: Opportunity Areas—Antelope Valley—Acton

Figure 2.9: Opportunity Areas—Antelope Valley—Antelope Acres

Figure 2.10: Opportunity Areas—Antelope Valley—Gorman

Figure 2.11: Opportunity Areas—Antelope Valley—Lake Hughes

Figure 2.12: Opportunity Areas—Antelope Valley—Lake Los Angeles

Figure 2.13: Opportunity Areas—Antelope Valley—Leona Valley

Figure 2.14: Opportunity Areas—Antelope Valley—Littlerock

Figure 2.15: Opportunity Areas—Antelope Valley—Pearblossom

Figure 2.16: Opportunity Areas—Antelope Valley—Quartz Hill

Figure 2.17: Opportunity Areas—Antelope Valley—Roosevelt

Figure 2.18: Opportunity Areas—Antelope Valley—Sun Village

The opportunity areas in the Antelope Valley Planning Area are Rural Town Centers, as shown in Figures 2.8-2.18, and identified in the Antelope Valley Area Plan. Rural Town Centers represent focal points and community centers, serve the daily needs of residents and provide local employment opportunities. Rural Town Centers are intended to provide pedestrian-friendly environments, be accessible by a range of transportation options to reduce vehicle trips, and allow for a mix of commercial and residential uses.

Coastal Islands Planning Area

Figure 2.19: Coastal Islands Planning Area

Planning Area Profile

Location

San Clemente Island lies approximately 63 miles south of Long Beach and 78 miles west of San Diego. San Clemente Island is approximately 24 miles long and five miles across at its widest point. It has a land area of approximately 57 square miles. Since 1934, San Clemente Island has been owned and operated by the U.S. Navy. More than a dozen range and operational areas are clustered within a 60 mile radius of San Clemente Island. The Commander-in-Chief, Naval Forces,

Pacific (CINCPACFLT) is the major claimant for San Clemente Island, and Naval Air Station, North Island (NASNI) are responsible for its administration.

Santa Catalina Island is the only significantly inhabited island near the California coast. It is located approximately 22 miles south of the Palos Verdes Peninsula and 27 miles southwest of the Orange County shoreline. Santa Catalina Island is approximately 21 miles long and eight miles wide. It has a land area of approximately 74 square miles.

Population and Demographics

San Clemente Island is officially uninhabited. There are 3,696 people on Santa Catalina Island, with only 536 people living in unincorporated areas, according to the U.S. Census. SCAG projects that the population for Santa Catalina Island will grow to approximately 7,605 residents by 2035, with the unincorporated population growing to 2,646 residents. The large majority of unincorporated residents on Santa Catalina Island identify as White, or Hispanic or Latino.

Geography

Santa Catalina Island is typified by its rugged landscape and a cliffed shoreline. Level terrain is limited to the floors of a few large coastal canyons such as Avalon, Pebbly Beach, White's Landing, Middle Ranch, Two Harbors, and Emerald Bay. Mt. Orizaba, located in the central part of Santa Catalina Island, is the highest peak at 2,069 feet elevation.

Infrastructure

The City of Avalon and the unincorporated community of Two Harbors are the major ports of entry and primary population and service communities on Santa Catalina Island. The actual roadway distance is 26 miles through rugged terrain with an average driving time of one hour and 15 minutes. In addition, Santa Catalina Island is accessed via ferry or plane. Santa Catalina Island contains the Coastal Islands Planning Area's one airport – the Catalina Airport. Roads in the unincorporated areas of Santa Catalina Island are privately-owned, and access is restricted.

Economy

Over 80 percent of Santa Catalina Island has been set aside by the Catalina Island Conservancy, which is dedicated to programs of conservation, recreation, education, and research. The primary economic driver on Santa Catalina Island is tourism and recreational-related activities, such as boating and fishing. The majority of visitor activities in the unincorporated areas occur in the Two Harbors area, including camping and boating.

Planning Area Issues

San Clemente Island supports a number of endemic species as well as other species of special interest. Land use activities on the Island are regulated by the United States Navy.

In 1974, a 50-year Open Space Easement Agreement was signed between the County and the Santa Catalina Island Company and calls for the preservation of Santa Catalina Island's natural character, and improvements to access and recreational opportunities. The Santa Catalina Island LCP implements the goals and requirements of this agreement and ensures that the vast majority of Santa Catalina Island will remain in its natural state for future generations to enjoy.

The 1976 California Coastal Act established the California Coastal Commission with the responsibility to protect and enhance California's coastal resources. The Coastal Act also

established a program whereby each local governmental jurisdiction along the California coastline would be required to prepare an LCP to promote conformance with the provisions of the Coastal Act in controlling development within its portion of the coastal zone. The Santa Catalina Island LCP was created in 1983 with the goal of meeting the provisions of the California Coastal Act. The LCP provides multiple policies to improve access to and increase the range of recreational and open space activities, as well as preserve Santa Catalina Island's open space and natural resources.

East San Gabriel Valley Planning Area

Figure 2.20: East San Gabriel Valley Planning Area

Planning Area Profile

Location

The East San Gabriel Valley Planning Area contains the easternmost areas of the County, south of the Angeles National Forest, north of the Orange County border, and east of the I-605. The Planning Area's eastern border is San Bernardino County.

Population and Demographics

SCAG projects the total population of the East San Gabriel Valley Planning Area to be approximately 1 million residents, with an estimated 274,374 in the unincorporated areas. In addition, SCAG projects that the Planning Area will grow to 1,298,746 residents, and the unincorporated population will grow to 371,842 residents by 2035. This is a 24 percent change in total subregional population, and a 36 percent change for the unincorporated areas. The U.S. Census shows that over 50 percent of the population identify as Asian or Some Other Race than White.

Geography

The East San Gabriel Valley Planning Area's geography is characterized by valleys and rolling, dry hills. The San Gabriel River runs along the Interstate-610 freeway and the western boundary of the Planning Area. The Puente Hills form the southern border for the Planning Area and offer open space and recreational opportunities for the region. The northern portion of the Planning Area is characterized by the steep upgrade and urban-wildland interface with the Angeles National Forest and San Gabriel Mountains.

Infrastructure

The East San Gabriel Valley Planning Area is served by several major transportation infrastructure systems. The Interstate-10, Interstate/State Route-210 and State Route-60 freeways all provide east-west access and the Interstate-605 and State Route-57 freeways provide north-south access. The Planning Area is also served by the Metrolink commuter rail Riverside and San Bernardino Lines, and Foothill Transit provides regional bus service in the northern portion of the Planning Area.

Economy

Over the past few decades, the San Gabriel Valley has lost jobs in manufacturing, while gaining jobs in the international trade sectors. The biggest economic sectors in the East San Gabriel Valley Planning Area are professional and business services, retail, educational and health services, and international trade. The major educational institutions include California State Polytechnic University

Pomona, University of La Verne, Azusa Pacific University and the Claremont McKenna Colleges, which are important economic generators in the area.

Planning Area Issues

Transportation improvements will be critical for the long-term economic health of the East San Gabriel Valley Planning Area. The Planning Area is characterized primarily by single family residence suburban development. Traffic on the major east-west freeways, including the Interstate-10, Interstate-210 and State Route-60, is heavily congested during peak hours with commuters generally traveling west in the morning for work and east in the evening to return home.

The primary constraints in the Planning Area are a growing shortage of large blocks of developable land and worsening traffic congestion. Many of these traditional suburbs are maturing and facing infrastructure capacity issues and limited mobility options. Specifically, solid waste and sewerage disposal are concerns: one of the primary landfills where solid waste is disposed will be closing in 2013. In addition, portions of Diamond Bar, Pomona, San Dimas, Walnut, and unincorporated areas are on septic systems, which are subject to failure and potential groundwater contamination if not properly maintained. The Planning Area also includes environmental and hazardous constraints. The Puente Hills, which include portions of Rowland Heights and Hacienda Heights, contain fault traces and wildfire threats. Wildfires and landslides also pose safety hazards in the foothill communities. In addition, the Planning Area contains multiple SEAs.

Opportunity Areas

Figure 2.21: Opportunity Area—Charter Oak

Figure 2.21 identifies the corridor opportunity area along Arrow Highway in Charter Oak. Arrow Highway is a major thoroughfare that extends across many local jurisdictions in the San Gabriel Valley, including unincorporated Los Angeles County. In the community of Charter Oak, Arrow Highway includes mostly residential and a few commercial land uses and has the potential for improved street and pedestrian improvements. In 2008, SCAG conducted a study on multi-jurisdictional corridor planning that analyzed Arrow Highway. The purpose of the study was to develop strategies to improve multi-jurisdictional coordination, transportation linkages, economic development, and overall street design and amenities.

Figure 2.22: Opportunity Area—Covina Islands

Located in the Covina Islands a small portion of Arrow Highway includes a mix of commercial, light industrial and automobile repair related services. This area, identified in Figure 2.22, is isolated due to the San Dimas Wash to the south, and the current industrial parcels are not viable in their current state for future employment-rich uses. There are highly utilized industrial uses to the east in the City of Glendora, while residential, commercial and public uses surround this area in other directions. The General Plan identifies the area at the intersection of Arrow Highway and Barranca as an Industrial Flex District with the potential to transition in the future to higher uses.

Gateway Planning Area

Figure 2.23: Gateway Planning Area

Planning Area Profile

Location

The Gateway Planning Area is located in the southeastern portion of Los Angeles County. The eastern border of the Planning Area is Orange County. The Planning Area contains a number of cities, including the City of Long Beach, as well as a large corridor of industrial areas leading out of the Ports of Los Angeles and Long Beach into downtown Los Angeles. Unincorporated Rancho Dominguez consists primarily of industrially-designated land.

Population and Demographics

The Gateway Planning Area is home to over two million residents, with only 129,247 people living in the unincorporated areas. SCAG projects a relatively slow population increase of ten percent for the entire Planning Area by 2035. Over 50 percent of residents in the Gateway Planning Area identify as Hispanic or Latino.

Geography

The Gateway Planning Area is built out, with little vacant land. Much of the geography has been developed and the Planning Area has a large percentage of industrial land. Both the Los Angeles and San Gabriel Rivers flow through the Planning Area, but there are few other distinguishing natural features remaining.

Infrastructure

The Interstate-710 freeway, which is the primary trucking route for cargo moving to and from the Ports of Los Angeles and Long Beach, has increasingly congested traffic conditions. Projects such as the Alameda Corridor demonstrate the importance of inter-jurisdictional efforts to aid the region's economic development. The Planning Area is also bisected by the Interstate-405, State Route-91, Interstate-5, and Interstate-105 freeways. The Port of Long Beach, combined with the Port of Los Angeles in the South Bay Planning Area, is the busiest container ports in the country, which creates high volumes of truck and cargo traffic in the Gateway Planning Area along the Interstate-710 freeway. The region is served by both Metro and Metrolink rail service.

Economy

The Gateway Planning Area has evolved from an expanse of citrus orchards to one of the most important and busiest industrial and logistical hubs in the country. This region contains the largest concentration of manufacturing jobs in the County, and is a hub for wholesale trade, warehousing and logistics. It is also home to three heavily-industrialized cities: Commerce, Santa Fe Springs, and Vernon. Although manufacturing is still a large part of the Planning Area's economy, over the years, the number of manufacturing jobs has declined. In addition, the Planning Area lacks high-tech industries and modern office and industrial space. Furthermore, because it is an older region, the Planning Area lacks large blocks of developable land, which constrains the growth of the region's industries.

Planning Area Issues

Industrial uses and trade and logistics from the Ports are an important part of the economy of the Gateway Planning Area; however, the concentration of industrial uses and high truck traffic raises concerns over air and water pollution. As a large economic center with high-wage jobs, it is important to balance environmental and economic concerns in the Planning Area.

The Planning Area also suffers from a lack of open spaces and recreational opportunities. In certain communities, there is also a lack of multifamily housing opportunities and areas of urban decay and the need for revitalization efforts.

Opportunity Areas

Figure 2.24: Opportunity Areas—East Rancho Dominguez

The Gateway Planning Area has opportunities for future planning efforts to improve its economic health. Atlantic Avenue and East Compton Boulevard are major commercial corridors with local-serving uses in the community of East Rancho-Dominguez. The area is also part of a County Redevelopment Area, and may have potential investment opportunities to help activate and revitalize the corridor and neighborhood center, as identified in Figure 2.24.

Figure 2.25: Opportunity Areas—Rancho Dominguez

In the industrial community of Rancho Dominguez, the area around the Del Amo Blue Line Metro station could be leveraged to encourage a transit-oriented jobs district, where employees can ride the Metro to work. This transit center is depicted in Figure 2.25.

Figure 2.26: Opportunity Areas—West Whittier-Los Nietos

Whittier Boulevard in West Whittier, shown in Figure 2.26, is a major commercial corridor in which recent streetscape improvements have reactivated the street and could spur future redevelopment opportunities.

Metro Planning Area

Figure 2.27: Metro Planning Area

Planning Area Profile

Location

The Metro Planning Area is located in the geographic center of the County. The Metro Planning Area is also home to and heavily defined by its proximity to downtown Los Angeles, which includes major corporations and professional firms, tourist and convention hotels, restaurants, retail, and the largest concentration of government offices outside of Washington D.C.

Population and Demographics

The Metro Planning Area is one of the most densely and heavily populated areas of the County. SCAG estimates that there are over 1,800,000 residents in the Planning Area, over 530,000 households, and over 769,000 jobs. The unincorporated areas of the Planning Area contain 316,978 people, or approximately 17 percent of the total Planning area population. However, the percent total of households and jobs in the unincorporated areas is much lower, with 74,968 households, and 58,267 jobs.

SCAG projects that the Metro Planning Area will have a relatively low change in population by the year 2035 to approximately 2 million residents (353,336 in unincorporated areas). There has been an ongoing demographic shift in population in the Planning Area from Black toward Hispanic or

Latino. Approximately 80 percent of the unincorporated Planning Area identifies as Hispanic or Latino.

Geography

The majority of the Planning Area is heavily developed and urbanized, with little variation in elevation. There are no large areas of natural open space. All open space areas are contained with parks and recreational areas. The concrete-lined Los Angeles River and the Compton Creek tributary flow through the Planning Area but there are few other distinguishing geographic features. However, there is an opportunity to "green" these areas and deal with the Los Angeles River to make it an asset

Infrastructure

The Metro Planning Area is transit-rich, in both bus service and rail transit. The Planning Area is also a heavily transit-dependent population. However, the Planning Area still suffers from a number of mobility issues, including the need for improved pedestrian safety, the need for more bicycle facilities, and traffic congestion.

The presence of industrial districts in the Planning Area provides a strong foundation for job recovery and job growth. The Metro Blue Line traverses South Los Angeles on a north-south route, with stops in the heart of Willowbrook and three stops in Florence-Firestone. The Metro Green Line travels east-west along the Interstate-105 freeway, with stops in Willowbrook, Westmont-West Athens, and Lennox. Furthermore, the Gold Line runs along the Third Street corridor in unincorporated East Los Angeles, which presents additional opportunities for transit-oriented development. Many of these districts present opportunities for reinvestment and jobs.

Economy

The Metro Planning Area has seen significant losses in the manufacturing sector over the last 20 years, and little to no overall economic or job growth. It is estimated that current unemployment rates in some unincorporated communities are very high. The State Employment Development Department estimates Florence-Firestone to have a 25 percent unemployment rate, and West Athens-Westmont to have a 15 percent unemployment rate. The East Los Angeles area has had very little recent economic growth, coupled with a significant loss of manufacturing, which had been an historically stable economic presence in the area, in addition to government employment and educational and health services.

Planning Area Issues

Communities in the Metro Planning Area are urbanized and generally characterized by challenging physical and economic conditions. In terms of land use issues, several residential communities abut industrial uses creating land use conflicts. Although housing affordability is an issue throughout Los Angeles County, the Metro Planning Area, in particular, faces issues of overcrowding. In addition, the Planning Area contains very few natural areas and open spaces. Many of the constraints and challenges for planning and economic development are located in South Los Angeles. Although infill opportunities exist, many sites have a combination of environmental issues that affect their redevelopment potential. Much of the South Los Angeles area is characterized by economically disadvantaged conditions that further hamper private investment and redevelopment. Public investment in redevelopment activities will be an important factor in the economic turn-around of South Los Angeles area. For example, many opportunities exist for instituting public-private

partnerships to revitalize many of the older, commercial corridors with pedestrian amenities and mixed uses.

There are two major economic opportunities arising in the East Los Angeles region. A joint effort between the City of Los Angeles and the County to combine Redevelopment project areas in each jurisdiction to focus development on businesses that serve the nearby County-USC Hospital. Expansion of the Gold Line to East Los Angeles has residential and commercial growth around the new light rail stations. The East Los Angeles 3rd Street Specific Plan, outlining new incentives and form-based codes for transit-oriented development, is currently underway. There are also planning initiatives underway in Florence-Firestone and the King-Drew Medical Center area in Willowbrook.

Opportunity Areas

The Metro Planning Area has a number of Opportunity Areas, these include:

Figure 2.28: Opportunity Areas—East Los Angeles

East Los Angeles is an older, urban community, rich in history and culture. The community's transit center opportunity area, depicted in Figure 2.28, covers an area along 3rd Street and includes four transit stations along the Metro Gold Line. This area is ripe for "Complete Street" improvements, as well as pedestrian-scale and mixed use development that incorporate local commercial-serving uses and multifamily housing.

Figure 2.29: Opportunity Areas—Florence-Firestone

The community of Florence-Firestone is home to many opportunity areas, which are depicted in Figure 2.29. Central Avenue, once a hub of jazz culture, is currently in need of investment and redevelopment. The three-mile corridor is along the western border of the Florence-Firestone community, and abuts the City of Los Angeles. The northern portion of the corridor is primarily comprised of industrial and auto-related uses; the southern portion of the corridor is predominantly commercial and residential. An abundant amount of vacant and underutilized land, coupled with the City of Los Angeles' efforts in the corridor, and the location of the Slauson, Florence and Firestone Blue Line stations, make the area prime for focused planning efforts, including transit-oriented development, and economic revitalization opportunities.

Figure 2.30: Opportunity Areas—Walnut Park

Figure 2.30 identifies the opportunity areas in the community of Walnut Park. Florence Avenue and Pacific Boulevard are active local commercial corridors bordering the City of Huntington Park and the City of South Gate. The area supplies much of the retail, restaurants and services to the surrounding residents. These corridors are considered opportunity areas because of their proximity to the Florence Metro Blue Line Station and the opportunity for increased design, pedestrian and bicyclist improvements, such as street trees, lighting and bicycle lanes.

Figure 2.31: Opportunity Areas—West Athens-Westmont

The transit center around the Vermont Metro Green Line Station in West Athens-Westmont presents an opportunity to capitalize on infrastructure investments in a community with high ridership, as identified in Figures 2.31. Vermont Avenue has the potential for increased economic vitality through the creation of employment-rich activities along the commercial corridors adjacent to the Metro

station. In addition, the residential areas within the transit center would benefit from increased pedestrian amenities and design improvements. The width of Vermont Avenue, in particular, provides major opportunities for pedestrian and bicyclist improvements. Imperial Highway also connects the transit center area to the areas around the intersection of Western Avenue and Imperial Highway, which provide additional opportunities for design improvements.

Figure 2.32: Opportunity Areas—West Rancho Dominguez-Victoria

The intersection of El Segundo Boulevard and Avalon Boulevard in West Rancho Dominguez-Victoria, shown in Figure 2.32, has the potential to become an active local neighborhood center. The surrounding community is rich with public amenities, such as the Irvin Magic Johnson Park and the A.C. Bilbrew Library. In addition, the area has many multifamily sites, as well as vacant and underutilized commercial sites, along El Segundo Boulevard.

Figure 2.33: Opportunity Areas—Willowbrook

A significant opportunity area exists in Willowbrook, in the area surrounding the Martin Luther King, Jr. Multi-Service Ambulatory Care Center (MLK-MACC), as identified in Figure 2.33. The hospital is a public urgent care center and outpatient clinic that was originally founded as major public hospital with over 500 beds; however, it was shut down in August 2007 for various reasons. Currently, an urgent care center and outpatient clinic remain operating on the site. There are plans to reopen a smaller hospital in 2013 under a partnership between the County and the University of California as a non-profit organization. The rehabilitation and reuse of the site could be a catalyst for further redevelopment. Neighborhood amenities that support healthcare services and office uses, as well as connectivity with the nearby Rosa Parks/Imperial Metro Blue/Green Line Station will be important factors in future planning activities in the area.

San Fernando Valley Planning Area

Figure 2.34: San Fernando Valley Planning Area

Planning Area Profile

Location

The San Fernando Valley Planning Area is bordered by the Santa Clarita Valley and the Angeles National Forest to the north, and the Santa Monica Mountains and Westside Planning Areas to the south. Ventura County is the western border of the Planning Area, and the San Gabriel Valley and downtown Los Angeles make up the eastern border.

Population and Demographics

There are approximately 1.5 million residents in the San Fernando Planning Area, but only about 24,000 live in unincorporated areas, which accounts for about 1.5 percent of the total population. SCAG estimates that the Planning Area will grow at a relatively slow rate over the next 25 years to about 1.7 million residents. Out of a total of 613,000 households, only about 75,000 are estimated to be in the unincorporated areas. Seventy-five percent of residents identify as White, with the next largest group being 17 percent who identify as Asian.

Geography

The San Fernando Valley Planning Area has several distinguishing geographic characteristics. Almost the entire Planning Area is ringed with distinct hillsides and mountain ranges, including the Santa Susana Mountains to the northwest, the Simi Hills to the west, the Santa Monica Mountains and Chalk Hills to the south, the Verdugo Mountains to the east, and the San Gabriel Mountains to the northeast. Looking southeast, highrises from downtown Los Angeles can be seen from higher neighborhoods, passes, and parks in the San Fernando Valley.

The Los Angeles River begins at the confluence of Calabasas Creek and Bell Creek and flows eastward along the southern regions of the Planning Area. One of the River's two unpaved sections can be found at the Sepulveda Basin. The seasonal river, the Tujunga Wash, drains much of the western facing San Gabriel Mountains, and passes through the Hansen Dam Recreation Center in Tujunga south along the Verdugo Mountains through the eastern communities of the Planning Area to join the Los Angeles River in Studio City. Mulholland Drive, which runs along the ridgeline of the Santa Monica Mountains, marks the boundary between the Planning Area and Hollywood and the west side of the City of Los Angeles.

Infrastructure

The development pattern in the San Fernando Planning Area is almost exclusively suburban, and the automobile is the dominant mode of transportation. Several freeways cross the Planning Area, most notably, the Interstate-405, U.S. Route-101, State Route-118, and Interstate-5. The Planning Area has two Metro subway stations, in Universal City and North Hollywood, along the Metro Red Line. The Orange Line, an east-west rapid transit bus-way, connects the North Hollywood Metro station to points west of the Planning Area. Two Metrolink commuter rail lines connect the Planning Area to downtown Los Angeles. Amtrak's Pacific Surfliner has stations at Burbank Airport, Van Nuys and Chatsworth. Several Metro Rapid bus lines also serve the area. California State University Northridge and four community colleges work closely with the private sector to train the Valley's workforce of more than 750,000 people.

Economy

The San Fernando Valley is a major center for entertainment, tourism, professional and business services, education, health services, and manufacturing. California State University Northridge and four community colleges work closely with the private sector to train the Valley's workforce of more than 750,000 people. Universal City is unincorporated land that houses the Universal Studios filming lot and is a large economic center within the Planning Area.

Planning Area Issues

Only a small portion of the San Fernando Valley Planning Area is unincorporated. These communities are primarily low-density, suburban communities, with the exception of Universal City, which houses Universal Studios, and Oat Mountain, which is primarily vacant open space except for utility facilities. Many of these communities are near environmentally sensitive and hazardous areas. One of the main hazards facing these communities is wildfires - Sylmar Island, Lopez Canyon, Kagel Canyon, and large portions of La Crescenta – Montrose, Oat Mountain, Westhills, and Universal City are located in Very High Fire Hazard Severity Zones. In addition, portions of the Planning Area include SEAs. Economic challenges facing the Planning Area include an ongoing decline in manufacturing jobs, a shortage of new or improved industrial and office space, and worsening traffic congestion.

Opportunity Areas

Figure 2.35: Opportunity Area—La Crescenta-Montrose

Foothill Boulevard in La Crescenta-Montrose, as shown in 2.33, is an active local commercial corridor. The corridor supplies much of the retail, restaurants and services to the surrounding residents. As more new commercial projects are being developed in this area, this corridor is considered an opportunity area for increased design, pedestrian and bicyclist improvements, such as street trees, lighting and bicycle lanes.

Santa Clarita Valley Planning Area

Figure 2.36: Santa Clarita Valley Planning Area

Planning Area Profile

Location

The Santa Clarita Planning Area is bordered to the west by the Ventura County line, to the north by the Los Padres and Angeles National Forests, to the east by the Angeles National Forest, and to the south by a major ridgeline that separates the Santa Clarita Valley from the San Fernando Valley. The Planning Area includes over 480 square miles, of which about 195 square miles are unincorporated. The Planning Area is located approximately 30-40 miles northwest of downtown Los Angeles.

Population and Demographics

A significant amount of the population growth in Los Angeles County over the past two decades has occurred in the Santa Clarita Valley Planning Area. In 2000, the City of Santa Clarita was the fourth most populous city in the County. As a result of this growth, the Planning Area's population has diversified, with the percentage of residents who are Hispanic, Asian, African-American, and mixed ethnicity backgrounds growing by over 75 percent between 1990 and 2000 (from 41,555 to 73,733). Households within the Planning Area had a higher average household income than County residents as a whole (\$83,900 in the Valley compared to \$63,909 as a countywide average in 2000). The population continues to reflect larger households than the countywide average, which is indicative of young families with children. Average household size increased from 2.93 to 3.09 persons per household over the Census decade. In the 2000 Census, the largest age group represented in the Planning Area was the "5 to 17" age bracket. Almost a third of the population in the Planning Area was under the age of 18, and less than 10 percent of the population in 2000 was in the "over 65-years" age bracket.

Geography

The Santa Clarita Planning Area is framed by the San Gabriel, Santa Susana, and Sierra Pelona Mountain Ranges, and the Angeles National Forest. The Santa Clara River flows from east to west from its headwaters near Acton to the Pacific Ocean. The Santa Clarita Valley Planning Area contains multiple geographic constraints to development, including large swaths of land that are covered by steep hillsides, SEAs, and Very High Fire Hazard Severity Zones.

Infrastructure

The Santa Clarita Planning Area is located at the convergence of several major transportation and utility facilities. The Southern Pacific Railroad, the Interstate-5 and State Route-14 freeways, and two major aqueducts traverse the Planning Area. In addition, the Metrolink Antelope Valley Line has three station stops in the Valley, which are located in the City of Santa Clarita. The Agua Dulce Airport is also located in the unincorporated community of Agua Dulce. Additionally, major oil, natural gas, and power lines transect the Planning Area.

Economy

The Santa Clarita Valley Planning Area contains a wide variety of retail, office, industrial, medical, and entertainment centers that provide employment, goods, and services to both regional and local market areas. The Planning Area is experiencing an increase in jobs, but not enough economic growth to achieve a jobs-housing balance. Many people in the region still commute great distances for their employment. The largest economic sectors in the Planning Area are professional and business services, with several growing industries including biomedical, entertainment, technology, and aerospace manufacturing, due to the availability of land and facilities, as well as a qualified workforce. Environmental impacts and traffic congestion related to increased development activities will be a hindrance on economic development, especially the availability of water. From 1992 to 2005, almost 40,000 new jobs were created in the Planning Area. Between 2000 and 2005, job growth averaged about 3,900 jobs per year. Most of this job growth occurred in the manufacturing, services, retail trade, and construction sectors.

Planning Area Issues

Despite the sensitive and hazardous environment, the Santa Clarita Valley Planning Area is one of the fastest growing areas in the County. In the last 10 years, approximately 33,500 housing units have been approved in the unincorporated portions of the Planning Area. Due to this rapid growth, the Planning Area faces multiple challenges related to infrastructure planning, preservation of open space and biological diversity, jobs-housing balance, reducing vehicle miles traveled, and coordination of public services and facilities. The Santa Clarita Valley Area Plan Update, also known as *One Valley One Vision*, focuses on addressing these issues.

Santa Monica Mountains Planning Area

Figure 2.37: Santa Monica Mountains Planning Area

Planning Area Profile

Location

The Santa Monica Mountains Planning Area covers the scenic Santa Monica Mountains and the shoreline along the Pacific Coast to the Ventura County border to the north and west, and up to the San Fernando Valley to the north. The eastern border is the Westside Planning Area and the City of Los Angeles.

Population and Demographics

The Santa Monica Mountains Planning Area is sparsely populated with approximately 83,000 residents. Approximately 20,000 residents live in small unincorporated communities throughout the Planning Area. SCAG projects comparably high rates of growth for the Planning Area by 2035, with

the total area projected to grow to approximately 114,000 total residents, and the unincorporated population to grow to approximately 33,000 residents. Almost 90 percent of the Planning Area identifies as White. SCAG estimates that the total Planning Area has approximately 33,000 households (7,200 in the unincorporated areas), and 62,500 jobs (approximately 17,000 in the unincorporated areas).

Geography

The Santa Monica Mountains Planning Area provides recreational opportunities, such as hiking, bicycling, birding, horse-back riding, swimming and camping, on County, federal and state parks and beaches, as well as privately-held conservancy land. The Santa Monica Mountains contain many SEAs and Sensitive Environmental Resource Areas (SERAs).

Infrastructure

U.S. 101 and the Pacific Coast Highway (Highway 1) are the two major roads that service the Planning Area. There are many scenic roads throughout the Planning Area, two of which are state-designated scenic corridors: two portions of Mulholland Highway and the Malibu Canyon-Las Virgenes Highway. The rural nature of the Planning Area precludes widespread infrastructure and public services provision, and poses constraints to new development.

Economy

Visitor-serving commercial and recreation are the primary economic activities in the Planning Area. The primary land uses in the Santa Monica Mountains are open space and low-density single family residential. Nodes of local-serving commercial activity are scattered among a few locations in the Santa Monica Mountains.

Planning Area Issues

The Planning Area's natural beauty comes with multiple environmental issues and numerous natural hazards. The Planning Area contains many SEAs and SERAs, and the natural resources they contain must be protected by law. Development pressures, particularly in the Santa Monica Mountains, sometimes result in a conflict between habitat protection and development. Maintaining recreational areas, protecting environmentally sensitive lands, expanding public access to the coast, and protecting residents from natural hazards are priorities in the Santa Monica Mountains Planning Area. In addition, a majority of the Planning Area is designated a Very High Fire Hazard Severity Zone. The Santa Monica Mountains are frequently struck by wildfires, which threaten the safety of people living along the Mountains' winding, narrow roads, often in very isolated locations. The Santa Monica Mountains are also subject to slope failure due to their geology and steep topography, a particular problem during rainstorms, which fall on hillsides, burned of their soil-retaining vegetation. Wildfire threats combined with limited road access pose dangers for area residents.

The Santa Monica Mountains Planning Area is governed by the General Plan, the Santa Monica Mountains Local Coastal Program, and the Santa Monica Mountains North Area Plan.

South Bay Planning Area

Figure 2.38: South Bay Planning Area

Planning Area Profile

Location

The South Bay Planning Area is located in the southwest corner of the County and covers the two major ports in the County. The Pacific Ocean provides the western boundary and the Gateway and Metro Planning Areas provide the east and north borders. The Westside Planning Area lies directly north of the Planning Area.

Population and Demographics

The Planning Area has a population of approximately 424,000 residents, with only 20,500 residents living in the unincorporated areas. The total number of households in the Planning Area is approximately 337,000 (22,000 in the unincorporated areas). The Planning Area is an employment-rich region with over 423,000 jobs. Over 63 percent of the residents identify as Hispanic or Latino, or Asian.

Geography

The majority of the Planning Area is comprised of low-level areas of the Los Angeles County basin and communities that surround the part of the Los Angeles River that empties into the Pacific Ocean at the Port of Long Beach. The Palos Verde Peninsula is covered with hills, open spaces and affluent communities that abut dramatic cliffs and rocky shorelines along the Pacific Coast.

Infrastructure

The South Bay Planning Area is served mainly by four major freeways: Interstate-105, Interstate-405, Interstate-110, and State Route-91. The Metro Green Line also serves the South Bay Planning Area. Other transportation facilities in the region include Torrance Municipal Airport - Zamperini Field and Hawthorne Municipal Airport. The Los Angeles International Airport (LAX) is located on the northern portion of the Planning Area. The Port of Los Angeles is also located in the Planning Area.

Economy

The South Bay Planning Area is home to numerous offices for company headquarters, research and development facilities, manufacturing, health care, telecommunications, financial services, and international trade businesses. Educational institutions, such as California State University-Dominguez Hills and several community colleges provide training and degree programs to meet the needs of industry.

Planning Area Issues

Planning issues facing the South Bay Planning Area include traffic congestion, limited public transportation options, air quality concerns, and a lack of developable land. Also, due to the region's proximity and inclusion of major transportation hubs—LAX and the Ports of Long Beach and Los Angeles—goods movement has become an important part of the Planning Area's economy. However, goods movement also creates planning and environmental challenges. While physical infrastructure improvements are needed to ensure that freeways and streets are adequate to serve increased truck volumes, the massive increase in cargo volume has created significant air pollution in neighboring communities. In addition, petroleum refining and flaring is a significant source of air pollution in the region.

Although manufacturing still plays an important role in the region's economy, certain communities have witnessed a decline in manufacturing/industrial uses in recent years. This creates both brownfield development potential and land use planning challenges. For instance, in unincorporated West Carson, abandoned industrial sites have been redeveloped into multifamily residential uses, creating land use incompatibility between the new high-density residential developments and the adjacent active industrial uses. The Planning Area's proximity to LAX, one of the busiest airports in the world, also creates a unique land use planning challenge to the region. Neighboring communities, including unincorporated Del Aire, will need to continue their efforts in mitigating the noise impact generated by aircraft on the predominately single family residential areas.

Opportunity Areas

Figure 2.39: Opportunity Area—Alondra Park

The Crenshaw Boulevard corridor, depicted in Figure 2.39, only covers a small portion of Alondra Park, but includes a range of commercial uses and has potential for pedestrian-scale and mixed use development. In addition, Alondra Park is home to El Camino Community College, which makes this corridor an important connector for commuting students, faculty and staff. Future planning efforts must be closely coordinated with the City of Gardena, which has jurisdiction over the eastern portion of Crenshaw Boulevard.

Figure 2.40: Opportunity Area—Del Aire

The Del Aire Opportunity Area includes the Metro Aviation Station and a corridor along Inglewood Ave. The transit center around the Metro station provides opportunities to activate the land uses adjacent to the station and provide design improvements, including pedestrian and bicycle amenities. Inglewood Avenue, as an existing commercial corridor with a mix of uses, including neighborhood-serving businesses, also provides opportunities for mixed use development, as well as design improvements for pedestrians and bicyclists.

Figure 2.41: Opportunity Area—Lennox

The Metro Green Line also includes the Hawthorne Station in Lennox. The corridor along Hawthorne Boulevard and the area at the intersection of Hawthorne Boulevard and Lennox Boulevard, within the transit center, provide opportunities for mixed uses, as well as design improvements.

Figure 2.42: Opportunity Area—West Carson

West Carson is home to many opportunity areas in the South Bay Planning Area, which are identified in Figure 2.42. Portions of West Carson have undergone transition from a warehousing and distribution center servicing the Port of Los Angeles, to a higher density residential community impacted by the rapid growth of the nearby City of Torrance and City of Carson. An Industrial Flex District identifies an area with an opportunity for industrial uses to transition to non-industrial uses through future planning efforts. Harbor-UCLA Medical Center, also located in West Carson, is a major employer and activity center in the area. Planned future expansions of the medical facility, as well as its proximity to the Metro Silver Line Carson Street Station, provide redevelopment and infill opportunities in the surrounding neighborhoods.

West San Gabriel Valley Planning Area

Figure 2.43: West San Gabriel Valley Planning Area

Planning Area Profile

Location

The Angeles National Forest is the northern border of the West San Gabriel Planning Area, while downtown Los Angeles and the Gateway Planning Area comprise the southern border. The eastern border of the Planning Area is roughly the Interstate-605 freeway.

Population and Demographics

The West San Gabriel Planning Area is densely populated. There are approximately 976,000 people living in the Planning Area. Only about 118,000 live in the unincorporated areas, many of which are comprised of mostly residential development. SCAG projects that the Planning Area will grow to around 1.1 million residents by 2035, with the unincorporated population growing to approximately 157,000 residents. The Planning Area is employment-rich with a total employment base of approximately 414,000 jobs. Close to 50 percent of residents identify as Hispanic or Latino, or Asian.

Geography

The Planning Area includes the San Gabriel Mountains and Angeles National Forest and provides a large range of open space and recreational opportunities for area residents. The Valley is named after the San Gabriel River, which flows north-south along the Planning Area's eastern border and the Interstate-605 freeway. The Planning Area is almost entirely developed with historically suburban developments that are becoming increasingly urbanized.

Infrastructure

Two major east-west freeways, Interstate-10 and Interstate/State Route-210, run through the West San Gabriel Valley Planning Area. In addition, the Metro Gold Line traverses Pasadena and terminates adjacent to unincorporated East Pasadena-East San Gabriel. Metro has also approved the expansion of the Gold Line light rail to several communities in the Planning Area. Other available transit options include Foothill Transit, which operates multiple bus lines throughout the Planning Area. The El Monte Airport is also located in the Planning Area.

Economy

The West San Gabriel Valley Planning Area is employment-rich with several major employment centers, such as Jet Propulsion Laboratory and the California Institute of Technology. The Planning Area is also located near downtown Los Angeles and is the gateway for goods movement infrastructure heading east. Economic development opportunities exist in portions of the unincorporated areas of the Planning Area. For example, Altadena contains the West Altadena Redevelopment Area. In addition, opportunities exist in some older commercial corridors to facilitate mixed use development and pedestrian amenities.

Planning Area Issues

The West San Gabriel Valley Planning Area is comprised of mature, suburban communities, including some in the foothills of the San Gabriel Mountains. Some of these communities contain environmental resources and others face hazardous constraints. Portions of the Altadena and San Gabriel Canyon SEAs cover the West San Gabriel Valley Planning Area. In addition, many of the

foothill communities are designated Very High Fire Hazard Severity Zones, which reflects the increased threats of wildfires and subsequent mudslides in those areas.

Many of the unincorporated areas are isolated islands of almost entirely residential development. It is important to integrate these islands into the fabric of their surrounding communities where many of the services and daily needs of unincorporated residents are met.

Opportunity Areas

Figure 2.44: Opportunity Area—Altadena

Located in the heart of Altadena, Lake Avenue, between Altadena Drive and New York Drive, as shown in Figure 2.44, is a commercial corridor with various community-serving businesses, such as retail commercial, restaurants, services, and small professional offices. The Altadena Community Plan, which was adopted in 1986, envisions Lake Avenue to be the principal commercial center with commercial-residential mixed use developments.

Figure 2.45: Opportunity Area—Avocado Heights

A portion of Valley Boulevard in Avocado Heights, located between Temple and Vineland Avenues, is identified as an Industrial Flex District. This area is shown in Figure 2.45. Although these parcels are currently used for industrial purposes, the shallow parcel sizes will make it difficult for any future high-use industrial redevelopment. There is an opportunity to encourage the redevelopment of this area as a supportive commercial use district to adjacent, high-employment work sites.

Figure 2.46: Opportunity Area—East Pasadena-East San Gabriel

The intersection of Colorado and Rosemead Boulevard in East Pasadena – East San Gabriel is an active local commercial center. Due to its proximity to the Sierra Madre Metro Gold Line Station, this area has the opportunity for increased pedestrian and bicyclist improvements, as well as more transit-oriented developments. In addition, along Rosemead Boulevard, there are also a variety of retail commercial, restaurants, services and apartment complexes. This corridor is considered an opportunity area because it can serve as an extension of the transit center opportunity area, both of which are identified in Figure 2.46. Furthermore, the County is currently in the process of reconstructing and resurfacing this major corridor.

Figure 2.47: Opportunity Area—South Monrovia Islands

While Live Oak Boulevard in the unincorporated area of South Monrovia Islands only covers a few blocks, it is part of a major corridor that runs from the City of Arcadia to the west and the City of Irwindale to the east, as shown in Figure 2.47, which provides much of the retail, restaurants and services to the surrounding residents. This corridor is considered an opportunity area for increased design, pedestrian and bicyclist improvements, such as street trees, lighting, and bicycle lanes.

Westside Planning Area

Figure 2.48: Westside Planning Area

Planning Area Profile

Location

The Westside Planning Area covers the coastal communities along the Pacific Ocean, including Marina del Rey, as well as the westside of the City of Los Angeles and cities such as Santa Monica and Beverly Hills.

Population and Demographics

The Westside Planning Area currently has just over 1 million residents, with only about 32,000 residents living in the unincorporated areas. The majority of unincorporated residents in the Planning Area reside in Marina del Rey and Ladera Heights/ View Park – Windsor Hills. By the year 2035, SCAG projects that the Planning Area will grow to approximately 1,144,000 people. There are currently over 468,000 households in the Planning Area, and it is also very employment-rich, with over 772,000 jobs. Over 56 percent of unincorporated residents identify as Black. Marina Del Rey is a dense community with over 8,000 residents in a little over a 1.5 square mile area.

Geography

The Planning Area has a diverse landscape. The western portion of the Planning Area is comprised of a string of beaches and Marina del Rey, and the north and northeast portions are comprised of the Santa Monica Mountains and the City of Malibu. The Planning Area contains one of the few remaining wetlands in Ballona Creek. The eastern portion of the Planning Area includes the Baldwin Hills and Kenneth Hahn State Park, which provide open space and recreational opportunities for area residents. Marina del Rey is one of the largest, man-made small boat harbors in the U.S. and is bounded on all sides by the City of Los Angeles.

Infrastructure

Opportunities for new development are being explored along planned Metro line expansions that will bring rail transit to the Planning Area. Although the Planning Area is served by multiple bus routes, it is not served by rail service and suffers from poor traffic conditions. The Metro Expo Line, which will run through Culver City, is currently under construction, and Metro is also in the planning stages of other rail projects in this area. In addition, there are two airports in the Planning Area: LAX and Santa Monica Municipal Airport. Marina del Rey is a popular and highly active small boat harbor with 19 marinas with room for 5,300 boats.

Economy

The economy of the Westside Planning Area is based on the entertainment industry, leisure and hospitality services, professional services, entrepreneurialism and design. The Planning Area has very low office vacancy rates and high rents. Major education institutions and employers include the University of California Los Angeles and Loyola Marymount University.

Planning Area Issues

Significant environmental resources exist in the Westside Planning Area, most notably the Ballona Wetlands, which are threatened by potential sea level rise due to climate change. Marina del Rey faces traffic congestion and housing affordability issues; however, protection of the coastline and fish and wildlife resources is unique to this coastal community. Large portions of the area, including Marina del Rey, are located in a liquefaction zone. Marina del Rey is also in a Tsunami Hazard Zone and is particularly susceptible to the negative impacts of climate change. In addition, most of Ladera

Heights / View Park – Windsor Hills is in a Very High Fire Hazard Severity Zone. There is also a fault trace running through this community. The Planning Area is also home to a large urban oil field in Baldwin Hills.

Traffic congestion is one of the biggest issues facing the Planning Area. The Metro Purple Expo Line will bring light rail transit through Culver City to the westside of the City of Los Angeles, but the popular and populous northern routes are not served by rail transit. Another issue is the relatively high cost of land and housing. The Planning Area is seen as a very desirable place to live and do business, but there is little land for new development and costs are high.

Opportunity Areas

Figure 2.49: Opportunity Area—Ladera Heights/View Park—Windsor Hills

The Slauson Boulevard Opportunity Area in Ladera Heights/ View Park – Windsor Hills, shown in Figure 2.49 is a commercial corridor with a major commercial center at the intersection of La Brea Avenue. The area is characterized by a mix of large parcels with regional commercial activities and small, main street style retail services and offices. Significant pedestrian improvements are needed at the intersection of La Brea Avenue to create an attractive, walkable center with linkages to nearby residential neighborhoods.

[Text Box]

Environmental Justice

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

- An environmentally just Los Angeles County is a place where:
- Environmental risks, hazards, and public service related environmental services, such as trash hauling and landfills, are distributed equitably without discrimination;
- Existing and proposed negative environmental impacts are mitigated to the fullest extent to protect the public health, safety, and well-being;
- Access to environmental investments, benefits, and natural resources are equally distributed; and,
- Information, participation in decision-making, and access to justice in environment-related matters are accessible to all.

Part II: General Plan Elements

Chapter 3: Land Use Element

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I. Introduction

The Land Use Element addresses the General Plan Guiding Principles by ensuring a compatible balance of land uses to meet the diverse needs of the unincorporated areas. The goals and policies of the Land Use Element, including mixed use and transit-oriented development, implement Smart Growth practices and provide guidance for the creation of Healthy, Livable, and Equitable Communities. The Land Use Element also provides the policy framework to plan for the County's growth, in accordance with the provision of Sufficient Community Services and Infrastructure to support this new growth. The Land Use Element addresses the need for a Strong and Diversified Economy by providing policy direction and the protection of the County's valuable industrial land. Similarly, the Land Use Element provides the framework to implement the County's Environmental Resource Management policies, which regulate the considerable natural and environmental resources in the County.

The Land Use Element provides strategies and planning tools to facilitate and guide future development and revitalization efforts in the County. In accordance with the Government Code, the Land Use Element "designates the proposed general distribution and general location and extent of uses of land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land." Furthermore, the Government Code states that the "location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources..." and "include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan."

II. Background

Land Uses

As shown in Table 3.1, over half of the County's unincorporated land area is designated an open space land use category. The next highest land use is rural, which accounts for almost 39 percent of the unincorporated areas, followed by residential, which accounts for almost three percent of the unincorporated areas.

Table 3.1: Total Land Use Policy

General Land Use Category	Acres*
Residential	55,141.655
Rural	652,700.282
Commercial	8,804.390
Industrial	8,087.657
Open Space	798,512.519
Public and Semi Public	34,268.670
Mixed Use	1,555.205
Specific Plan	14,332.562
Military	78,566.234
Other**	1,232.164
Total:	1,653,201.336

* Acreage includes all unincorporated territory in the County with the exception of right-of-ways.

** Some Area and Community Plans have special categories that don't fit into the scheme of the proposed Land Use Policy categories (such as "special use sites," parking areas, senior citizen density bonus areas, etc.)

Special Management Areas

The County's Special Management Areas require additional development regulations that are necessary to prevent the loss of life and property, and to protect the natural environment and important resources.

The General Plan minimizes risks to hazards and limits development in Special Management Areas through goals and policies. The Hazard and Environmental Constraints Model, which is a visual representation of the Special Management Areas, shall be used in the following ways: to inform land use policies that are developed as part of future community-based planning initiatives; inform applicants of potential site constraints and regulations; and to direct land use policies and the

development of planning regulations and procedures to address environmental hazards. For more information on the Hazard and Environmental Constraints Model, please refer to Appendix C.

Special Management Areas are comprised of the following:

Agricultural Resource Areas

Agricultural Resource Areas include irrigated and non-irrigated agricultural land, as identified by the State Department of Conservation, and historically farmed areas. The County encourages the preservation of agricultural lands through the Agricultural Resource Areas Overlay. Agricultural Resource Areas are described in greater detail in the Conservation and Open Space Element.

Airport Influence Areas

Airport Influence Areas are comprised of noise contours and runway protection zones, and airport property. With certain exceptions, all projects located in an Airport Influence Area are subject to review by the Airport Land Use Commission for compliance with noise and safety regulations. Airport Influence Areas are described in greater detail in the Noise Element.

Coastal Zones

The County includes four unincorporated areas in the coastal zones: Santa Catalina Island, Marina del Rey, Santa Monica Mountains, and San Clemente Island. In accordance with the California Coastal Act, Local Coastal Programs (LCPs) establish detailed land use policy and development standards within their respective coastal zone segments. The County has certified LCPs for Santa Catalina Island and Marina del Rey. Prior to the certification of an LCP, specific development proposals are reviewed by the County for consistency with the General Plan, but the authority to approve projects and issue development permits lies with the California Coastal Commission. The Coastal Zone consists of Sensitive Environmental Resources Areas (SERAs), which include: Environmentally Sensitive Habitat Areas (ESHAs); Significant Woodlands and Savannas; Significant Watersheds; Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridor. Coastal Zone areas are described in greater detail in the Conservation and Open Space Element.

Cultural Heritage Resources

Cultural Heritage Resources include historic buildings, structures, Native American artifacts or sites, and districts of historical, architectural, archaeological, or paleontological significance, which are officially recognized by the California Office of Historic Preservation or identified in authoritative surveys of archaeological societies, historical societies, or academic studies. Cultural Heritage Resources are described in greater detail in the Conservation and Open Space Element.

Flood Hazard Zones

Flood Hazard Zones are areas subject to flooding, which are delineated as a special hazard area, or an area of moderate or minimal hazard on a FEMA issued flood insurance rate map. The identification of a Flood Hazard Zone does not imply that areas beyond, or the uses permitted within its boundaries will be free from flooding or flood damage. Flood Hazard Zones are described in greater detail in the Safety Element.

Hillside Management Areas (HMA)

Hillside Management Areas (HMAs) are mountainous or foothill terrain with a natural slope of 25 percent or greater. The purpose of the HMA Ordinance is to regulate development within HMAs to: protect the public from natural hazards associated with steep hillsides and to mitigate the effects of development and grading on the County's scenic resources. The HMAs are described in greater detail in the Conservation and Open Space Element.

Mineral Resource Zones (MRZs)

Mineral resources are commercially viable mineral or aggregate deposits, such as sand, gravel, and other construction aggregate, as well as crude oil and natural gas deposits. The County's Mineral Resource Zones reflect the California Geological Survey's identified deposits of regionally significant aggregate resources. MRZs are discussed in greater detail in the Conservation and Open Space Element.

National Forests

The Los Padres and Angeles National Forests encompass nearly 650,000 acres of land within Los Angeles County. Nearly 40,000 acres are privately-owned. For these parcels, commonly referred to as in holdings, the County retains responsibility for land use regulation. Any privately-owned parcels in the national forest should be regulated in a manner that is consistent with the overall mission and Management Plans of the national forests, which the U.S. Forest Service prepares and periodically updates. The national forests are described in greater detail in the Conservation and Open Space Element.

Open Space Areas

The County's open space resources refer to public and private lands, and waters that are preserved in perpetuity or for long-term open space and recreational uses. Existing open spaces in the unincorporated areas of the County include County parks and beaches, conservancy lands, state parklands, and federal lands, such as the national forests. Open spaces can also include private and other open space lands, such as deed-restricted open space parcels and easements. Open space resources are described in greater detail in the Conservation and Open Space Element.

Scenic Resource Areas

In addition to Hillside Management Areas, the General Plan protects other Scenic Resource Areas, such as significant ridgelines, viewsheds and areas along scenic highways. Scenic Resource Areas are described in greater detail in the Conservation and Open Space Element.

Seismic Hazard Zones

Seismic Hazard Zones include active and potentially active faults identified by the California State Division of Mines and Geology under the provisions of the Alquist-Priolo Earthquake Fault Zones Act (California Public Resources Code, Division 2, Chapter 7.5). Seismic Hazard Zones are described in greater detail in the Safety Element.

Significant Ecological Areas (SEAs)

Significant Ecological Areas (SEAs) are sites with important biological resources. The SEA Program regulates development on fragile land and water areas that are: invaluable plant or animal communities; important to the preservation of threatened or endangered species; and/or needed for

the conservation of biological diversity in the County. The SEA Program is described in more detail in the Conservation and Open Space Element.

Very High Fire Hazard Severity Zones

In conjunction with the Forestry Division of the County Fire Department, woodland and brush areas with high fire potential have been identified as Very High Fire Hazard Severity Zones. Very High Fire Hazard Severity Zones are discussed in greater detail in the Safety Element.

Figure 3.1: Los Angeles County Special Management Areas Overlay

Other Considerations

General Plan Amendments

As the constitution for local development, the General Plan guides all activities that affect the physical environment. The Land Use Policy Map in the Land Use Element serves as the “blueprint” for how the land in the County will be used to accommodate growth and change.

From time to time, the General Plan is amended to address changes in community priorities, demographics or economic trends. Because of the comprehensive nature of the General Plan, it is preferable that amendments take place comprehensively through a community-based planning initiative. Amending the plan in a piecemeal, incremental fashion may lead to a land use pattern that is out of character with the intent of the General Plan. Project-specific plan amendments shall be consistent with the Plan’s intent, goals and policies.

Zoning

The General Plan land use policy establishes the long-range vision and general intended use of the land. The County’s Zoning and Subdivision Codes, and Specific Plans, as discussed below, are General Plan implementation tools that provide details on allowable uses, design and development standards, and procedures. Zoning and subdivision regulations set the standards that govern the division, design and use of individual parcels of land, including minimum lot size, lot configuration, access, height restrictions, and front and rear yard setback standards for structures. The Zoning Map is required to be consistent with the General Plan Land Use Policy Map.

For more information on the Los Angeles County Zoning and Subdivision Codes, please visit the Department of Regional Planning’s web site at <http://planning.lacounty.gov>.

Specific Plans

A Specific Plan is a tool to systematically implement the General Plan in an identified project area. Specific Plans are used to ensure that multiple property owners and developers adhere to a common plan or coordinate multiple phases of a long term development project. A Specific Plan must further the goals and policies of the General Plan and an applicable Area or Community Plan. Specific Plans typically include more detailed information than the General Plan. The State law (Government Code Sections 65450 et seq.), requires Specific Plans to include text and a diagram(s) to detail the following:

- Distribution, location, extent and intensity of the uses of land, including open space, within the project area;

- Proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities to be located within the project area and needed to support the land uses described in the Specific Plan;
- Standards and criteria by which development will proceed and, where applicable, standards for conservation, development, and utilization of natural resources; and
- Implementation measures, including regulations, programs, public works projects, and financing necessary to carry out the matters listed above.

In addition, a Specific Plan may include provisions regarding affordable housing, resource management, development requirements or any other matter relevant to the project area.

The State law (Government Code Sections 65450 et seq.) authorizes local jurisdictions to adopt Specific Plans by resolution as a policy or by ordinance as regulations. A Specific Plan may be initiated by the public or private sector; however, the responsibility for the adoption, amendment and repeal lies with the County Board of Supervisors. The process of preparing, adopting, and amending a Specific Plan is generally the same as that for a General Plan. In addition, the Specific Plan statutes allow for exceptions and additional procedures (§65453, §65454, and §65456). Specific Plans are appealable and subject to referendum.

Specific Plans may include provisions for flexibility in phasing or relief from specified standards or regulations. Any deviation from the Specific Plan shall require a Specific Plan amendment. In addition, changes that exceed the overall development intensity outlined in the Specific Plan shall require a General Plan amendment. All subdivisions, applicable zoning ordinance updates, public works projects, development agreements and any other development approvals within the Specific Plan area must be consistent with the Specific Plan.

The Specific Plan Overlay is a tool to identify Specific Plans on the General Plan Land Use Policy Map. However, the following six Specific Plans, which were adopted prior to the adoption of this General Plan, are depicted with the “SP” land use designation on the General Plan Land Use Policy Map:

- Canyon Park (Adopted 1986)
- La Viña (Adopted 1989)
- Santa Catalina Island (Component of Local Coastal Plan; Adopted 1989)
- Marina del Rey (Component of Local Coastal Plan; Adopted 1990)
- Northlake (Adopted 1993)
- Newhall Ranch (Adopted 1999)

Where a General Plan amendment is not required, the Specific Plan Overlay is added to the General Plan Land Use Policy Map administratively. If a Specific Plan is repealed, the underlying land use designations on the General Plan Land Use Policy Map are applicable. All Specific Plans will be reviewed, and amended, as needed, and/or incorporated into community-based planning initiatives.

Development Agreements

A development agreement is a negotiated contract between the County and a private developer that, among other things, locks in land use and zoning regulations for the duration of the agreement. A development agreement provides assurance to an applicant that a development project may proceed in accordance with existing policies, rules and regulations, and conditions of approval in effect at the time the agreement is adopted. The agreement in turn allows the County to negotiate a wider range of public benefits, including but not limited to, affordable housing, public art or other amenities not authorized by current ordinances.

A development agreement must specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. It may include fees, conditions, terms, restrictions, and requirements for subsequent discretionary actions. However, any future actions must not prevent the development of the land for the uses and the density or intensity of development set forth in the agreement. Furthermore, the agreement may also include timeframes for commencing or completing construction, and terms and conditions of financing necessary public facilities and subsequent reimbursement.

The State law (Government Code Sections 65865 et seq.) authorizes the County Board of Supervisors to adopt development agreements by ordinance. At the time of adoption, a development agreement must be consistent with the General Plan and any applicable Specific Plan. A development agreement is subject to referendum.

Intensity Calculations

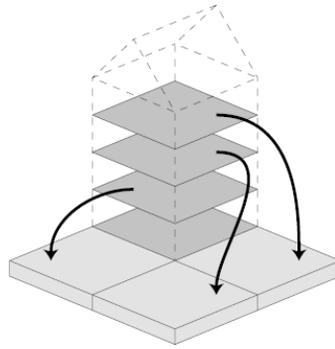
Allowable Residential Units Calculation

Residential density shall be calculated using the net area of the parcel(s). The net area of a parcel excludes dedicated streets and private easements (e.g., access) where the owner of the underlying parcel does not have the right to use the entire surface. All proposed residential densities must fit within the range specified by the land use category.

For any Rural Land category, the residential density shall be calculated using the gross area of the parcel(s). The gross area of a parcel includes dedicated streets and private easements.

Floor Area Ratio (FAR) Calculation

Floor Area Ratio (FAR) is the ratio of the total floor area of buildings to the land area. As a formula, Floor Area Ratio = (total covered area on all floors of all buildings on a certain parcel)/ (area of the parcel).



Source: Carfree.com

Figure 3.2: How to Calculate FAR

Figure 3.2 shows a four story building covering 1/4 of the site, giving an FAR of 1.0.

III. Issues

1. The Impacts of Sprawl

Sprawl is a low-density land use pattern that extends development into greenfields, open space, and other undeveloped lands. Sprawl puts the County at-risk of losing its remaining open spaces, biological resources, natural habitats, and farmlands. Sprawling development patterns will contribute to the fragmentation and isolation of the County's open space areas, and the conversion of farmlands to non-agricultural uses. In addition, as sprawl is commonly located in areas with limited or no transit options, continuing this land use pattern contributes to traffic congestion, air pollution, and greenhouse gas emissions.

Land is a non-renewable resource. The General Plan employs a twofold approach to land management and the creation of healthy communities:

- Discourage development in the County's remaining open space areas, farmlands, biologically sensitive areas, and other environmentally sensitive and hazardous areas; and
- Focus growth in areas with existing infrastructure, access to community services, and transit opportunities, especially within designated Transit Oriented Districts (TODs).

In order for this strategy to be successful, the County needs to reinvest in its older urbanized areas and provide opportunities for infill development.

2. Creating Opportunities for Infill Development

As an alternative to sprawl, infill development focuses new development activities on sites within existing urbanized areas. Infill development contributes to a compact form of development that is less consumptive of land and resources. It also reduces the costs of providing public infrastructure and services. It is important to recognize the opportunities and challenges of facilitating infill development in the unincorporated areas.

Transit Oriented Development

Transit corridors, Transit Oriented Districts (TODs) and mixed use areas in the County have the most potential for infill development. Transit-oriented development is well-suited for higher density housing and mixed uses, and nodes of commercial and civic activities. Transit-oriented development provides opportunities to connect neighborhoods to a broader network of pedestrian, bicycle, transit, and roadway facilities that are connected to adjacent neighborhoods, centers, corridors, and employment.

Figure 3.3: Transit Oriented Districts Policy Map

Figure 3.3 shows the location of the 11 Transit Oriented Districts (TODs) established by the General Plan. TODs are areas that are within a 1/2 mile radius from a major transit stop, with development and design standards, and incentives to facilitate transit-oriented development.

All TODs shall have a TOD Station Area Plan with additional standards, regulations, and capital improvement plans, which tailor to the unique characteristics and needs of each community.

Vacant and Underutilized Parcels

Infill potential in urbanized areas is measured by the amount of vacant and underutilized parcels within an area. Many vacant or underutilized parcels in infill areas suffer from site constraints that make it difficult to meet current zoning regulations and development standards. For example, many infill parcels along major commercial corridors are shallow or narrow, and new parking, landscaping or drainage requirements may require more land area than physically or financially feasible. Regulatory incentives are needed to encourage development on these sites.

Brownfields

Brownfield sites are former industrial or commercial sites that are abandoned or underutilized due to real or perceived environmental contamination from previous or current uses. Brownfield redevelopment presents the County with opportunities to redevelop sites for new industries and employment sectors, increase housing and commercial infill development, and promote joint public-private development efforts, while simultaneously eliminating environmentally damaged sites in unincorporated communities.

The costs and liability associated with the remediation of brownfield sites, however, acts as a deterrent to redevelopment. Existing legislation limits the liability of existing or future owners of brownfield sites, and places the burden of the remediation costs on the past polluters of the site. The provision of technical assistance, financing and other programs are necessary to promote brownfields redevelopment.

Adaptive Reuse

Older and often historically significant buildings can be recycled and converted into other uses, such as multifamily residential developments, live and work units, mixed use developments, or commercial uses. Adaptive reuse can play a key role in revitalizing older, economically distressed neighborhoods. However, preexisting building conditions, such as building location, footprint and size, may make it difficult to meet zoning regulations and development standards. Regulatory incentives are needed to encourage the adaptive reuse of older buildings.

3. Land Use Compatibility and Distribution

Land Use Compatibility

Land use conflicts over noise, odor, exposure to hazards, and community character is an important consideration in land use planning. The placement and distribution of different land uses has a significant impact on the quality of life. Certain intensive land uses, such as heavy industrial or heavy agricultural uses, should be segregated from residential neighborhoods for health and safety reasons. The General Plan addresses land use compatibility by mapping and regulating uses and intensities, and including policies and programs that mitigate land use conflicts through design techniques, such as the use of landscaping, walls, building orientation, and performance standards. The General Plan also encourages developments that are compatible with community identity and character and existing conditions, such as rural and natural environmental settings.

Major facilities, such as landfills, solid waste disposal sites, energy facilities, military installations, and airports should be protected from the encroachment of incompatible uses. For example, the County's Airport Land Use Plan, which was adopted by the Airport Land Use Commission (ALUC) in 1991, addresses compatibility between airports and surrounding land uses by addressing noise, overflight, safety, and airspace protection concerns to minimize the public's exposure to excessive noise and safety hazards within Airport Influence Areas. The County's Airport Influence Areas are shown in Figure 3.4

Figure 3.4: Los Angeles County Airport Influence Areas

Planning for Various Needs through Land Use Planning

As discussed in the Housing Element, there is a need to plan for denser and more compact housing types to accommodate the housing needs of the growing senior citizen population, younger individuals living alone, low-income households, and others who need and/or desire apartments, condominiums, and smaller, more affordable housing units.

In addition, the County must identify areas that are appropriate to accommodate job growth and support increased demand for goods and services. While land intensive commercial activities generally serve regional and local needs, and are best located within major transportation corridors, there is also a need for community-serving commercial uses in proximity to residential neighborhoods. As discussed in the Economic Development Element, land suitable for employment-rich businesses and industrial uses is an invaluable economic resource.

Furthermore, the inclusion of complementary land uses within local communities, such as local-serving grocery stores, parks and schools in residential neighborhoods, or community-serving uses near employment centers, can promote a balanced distribution of jobs, housing, and services.

4. Planning for Sustainable and Livable Communities

Improving and fostering good community design, understanding the importance of public health in land use planning and design, and encouraging sustainable subdivision design are important considerations in planning for sustainable and livable communities.

Community Design

Community design relates to the physical character and order of a community, and the relationship between people and their environment and with each other. Community design is the understanding that what constitutes "good" design is entirely dependent on the context and perspective of each individual community. "Good" community design for rural areas in the Antelope Valley could be

different from “good” community design in urbanized communities, such as East Los Angeles and Florence-Firestone.

Community design does not focus on the architectural style of a specific building or site, but rather groups of related elements that when taken together, define a community. Community design considers the adjacency of building entry and sidewalk, the scale of new buildings relative to neighboring structures, and the relationship of the street to the sidewalk. Other examples include designing neighborhood gateways, streetscape improvements on a commercial corridor, consistent landscaping for major roads and streets, and uniform signage that can designate a special district within a community. Successful community design standards build upon the characteristics of both the natural and man-made environments that are unique to each community.

The General Plan establishes the foundation for general community design policies that help create a “sense of place” and uniqueness within the diverse communities of the unincorporated areas.

Public Health in Land Use Planning

The General Plan addresses public health issues by facilitating the creation of communities in which residents can be physically active, safe, and healthy.

Land use that promotes physical activity is a strategy to address the obesity epidemic and corresponding high rates of chronic diseases in the County. In addition, policies to address environmental conditions such as poor air quality, polluted stormwater runoff, deteriorated housing conditions, and ground and surface contamination have a direct impact on public health. Furthermore, promoting safety through improvements in the County’s bike paths, the creation of pedestrian-friendly environments and complete streets that are accessible to all users produce positive outcomes from a land use and public health perspective.

Sustainable Subdivision Design

New subdivisions shall incorporate sustainable design techniques. Below are techniques that could help achieve a range of sustainability objectives.

Energy Efficient Lot Design: The size, shape and orientation of a lot are important factors in achieving energy efficient building designs. Energy efficient lot design maximizes solar access during the cooler months, while minimizing solar access during the warmer months. The slope of the land also has implications for lot design and energy efficiency. Constructing roads to follow slope contours can reduce construction costs and minimize energy inputs to the development of the site.

Density Controlled Design, Open Space Preservation, and Hazard Mitigation: Density controlled subdivision design allows buildings to locate closer together on a smaller portion of land so that resources such as open space areas, agricultural areas, or biologically sensitive areas may be preserved. Density controlled design is a cohesive approach to preserving large open space. Density controlled design can also mitigate the exposure of residential uses to hazards, such as wildfires, through the siting and design of open space.

Street Patterns, Public Transportation and Implications for Accessibility: An interconnected street pattern that minimizes cul-de-sacs and dead ends provides increased safety and a greater number of route options for pedestrians, bicyclists and motorists. Interconnected streets also provide direct access to schools and neighborhood shopping without cars. Interconnected streets disperse rather than concentrate vehicular traffic, decrease trip lengths for all road users, and improve local and regional accessibility.

IV. Land Use Legend

Table 3.2, the General Plan Land Use Legend, describes the designations that guide land use and development activities in the unincorporated areas. Some areas covered by a community-based plan have different land use legends; however, when updated, these plans will use the General Plan land use legend. The land use legend provides general intended uses. For specific use types, standards and procedures, please refer to the Zoning Code.

The County's land use policy maps are included in Appendix A. For an estimate of population density for each land use designation, and a compilation of land use legends for existing community-based plans, please refer to Appendix C.

Note: The General Plan permits an increase in density above the maximum allowable density specified in the Land Use Policy legend, along with incentives and the waiver and modification of development standards. These include state mandated density bonuses, as well as other incentive based local ordinances that implement goals of the General Plan. Furthermore, existing lots that have been legally subdivided or has a valid Certificate of Compliance may be developed with one residential unit each, regardless of lot size, provided that such development meets applicable County Code requirements.

Table 3.2: Land Use Designations

Land Use	Code	Permitted Density or FAR	Purpose
RURAL			
Rural Land	RL1	Maximum 1 du/1 gross ac Maximum FAR 0.5	Purpose: Single family residences; equestrian and limited animal uses; and limited agricultural and related activities.
	RL2	Maximum 1 du/2 gross ac Maximum FAR 0.5	
	RL5	Maximum 1 du/5 gross ac Maximum FAR 0.5	
	RL10	Maximum 1 du/10 gross ac Maximum FAR 0.5	Purpose: Single family residences; equestrian and animal uses; and agricultural and related activities.
	RL20	Maximum 1 du/20 gross ac Maximum FAR 0.5	
	RL40	Maximum 1 du/40 gross ac Maximum FAR 0.5	

Land Use Code Permitted Density or FAR Purpose

RESIDENTIAL			
Residential 2	H2	0–2 du/net ac	Purpose: Low-density, single family residences.
Residential 5	H5	0–5 du/net ac	
Residential 9	H9	0–9 du/net ac	Purpose: Single family residences.
Residential 18	H18	0–18 du/net ac	Purpose: Transitional single family and small-scale multifamily residences, including duplexes, triplexes, fourplexes, rowhouses, small lot subdivisions, and townhomes.
Residential 30	H30	0–30 du/net ac	Purpose: Medium-scale, multifamily residences, and single family residences.
Residential 50	H50	0–50 du/net ac	Purpose: Large-scale, multifamily residences, and single family residences.
Residential 100	H100	50-100 du/net ac	Purpose: Large-scale, multifamily residences.
Residential 150	H150	100-150 du/net ac	

Land Use Code Permitted Density or FAR Purpose

COMMERCIAL			
Rural Commercial	CR	Commercial: Maximum FAR 0.5	Purpose: Limited commercial uses that are compatible with rural, agricultural, and low-intensity visitor-serving recreational activities, including: retail, personal, and professional services; restaurants; general stores; and professional offices.
General Commercial	CG	Residential: 0-50 du/net ac Commercial: Maximum FAR 1.0 Mixed Use: 0-50 du/net ac and FAR 1.0	Purpose: Local-serving commercial uses, such as retail sales, restaurants, personal services, and small professional office complexes; single family and multifamily residences; and residential and commercial mixed uses.
Major Commercial	CM	Residential: 30-150 du/net ac Commercial: Maximum FAR 3.0 Mixed Use: 30-150 du/net ac and FAR 3.0	Purpose: Large and intense commercial uses, such as regional and destination shopping malls and centers, tourist and recreation related commercial services, hotels, and amusement activities; multifamily residences; and residential and commercial mixed uses.

Land Use Code Permitted Density or FAR Purpose

MIXED USE			
Mixed Use	MU	Residential: 0-150 du/net ac Commercial: Maximum FAR 3.0 Mixed Use: 0-150 du/net ac and FAR 3.0	Purpose: Pedestrian-friendly and community-serving uses that encourage walking, bicycling, and transit use. Commercial, residential and commercial mixed uses, multifamily residences, and limited light industrial uses.
Mixed Use – Rural	MU-R	Residential: 0-5 du/net ac Commercial: Maximum FAR 0.5 Mixed Use: 0-5 du/net ac and FAR 0.5	Purpose: Limited commercial uses that are compatible with rural, agricultural, and low-intensity visitor-serving recreational activities, including: retail; personal, and professional services; restaurants; general stores; and professional offices; and residential and commercial mixed uses.

Land Use Code Permitted Density or FAR Purpose

INDUSTRIAL			
Light Industrial	IL	Maximum FAR: 1.0	Purpose: Light industrial uses, such as industrial park activities, warehouses, distribution, assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or processing of materials, printing, commercial laundry, photographic film processing, vehicle repair garages, building maintenance shops, metal work, millwork, and cabinetry work.
Heavy Industrial	IH	Maximum FAR: 1.0	Purpose: Heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities.
Industrial Office	IO	Maximum FAR: 2.0	Purpose: Employment centers with major office and business uses, such as technology and research centers, corporate headquarters, and clean industry hubs.

Land Use	Code	Permitted Density or FAR	Purpose
PUBLIC AND SEMI PUBLIC			
Public and Semi Public	P	Maximum FAR: 3.0	<p>Purpose: Public and semi public facilities and community-serving uses, including: public buildings and campuses, schools, hospitals, cemeteries, government buildings, and fairgrounds.</p> <p>Airports and other major transportation facilities.</p> <p>Major facilities, including landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and major utilities.</p> <p>In the event that the public use of mapped facilities is terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, and consistent with the goals and policies of the General Plan, are permitted without a plan amendment. However, the proposed development must be consistent with zoning.</p>
OPEN SPACE			
Conservation	OS-C	N/A	Purpose: The preservation of open space areas and scenic resource preservation in perpetuity. Can include passive trail networks. Applies only to land that is legally dedicated for open space and conservation efforts.
Parks and Recreation	OS-PR	N/A	Purpose: Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.
National Forest	OS-NF	N/A	Purpose: Areas within the national forest and managed by the National Forest Service.
Bureau of Land Management	OS-BLM	N/A	Purpose: Areas that are managed by the Federal Bureau of Land Management.
Water	OS-W	N/A	Purpose: Bodies of water, such as lakes, reservoirs, natural waterways, and man-made infrastructure, such as drainage channels, floodways, and spillways. Includes active trail networks within or along drainage channels.
Mineral Resources	OS-MR	N/A	Purpose: Areas appropriate for mineral extraction and processing. Upon depletion of mineral resources and after the appropriate reclamation and remediation of the site, recreational uses are permitted.
Military Land	OS-ML	N/A	Purpose: Military bases and land controlled by U.S. Department of Defense.

Land Use	Code	Permitted Density or FAR	Purpose
OVERLAYS			
Transit Oriented District	TOD	Determined by the Station Area Plan for each TOD	Purpose: Pedestrian-friendly and community-serving uses near transit stops that encourage walking, bicycling, and transit use.
Special Management Areas	SMA	N/A	<p>Purpose: Special Management Areas require additional development regulations due to the presence of natural resources, scenic resources, or identified hazards. Development regulations are necessary to prevent loss of life and property, and to protect the natural environment.</p> <p>Significant Ecological Areas, National Forests, Coastal Zones, Agricultural Resource Areas, Mineral Resource Zones, Hillside Management Areas, Scenic Resource Areas, Cultural Resource Areas, Seismic Hazard Zones, Flood Hazard Zones, Very High Fire Hazard Severity Zones, and Airport Influence Areas.</p>
Specific Plan	SP	N/A	Purpose: Specific Plans contain precise guidance for land development, infrastructure, amenities and resource conservation. Specific Plans must be consistent with the General Plan. Detailed policy and/or regulatory requirements are contained within each adopted Specific Plan document.
Employment Protection Districts	EPD	N/A	Purpose: Economically viable industrial and employment-rich lands with policies to protect these areas from conversion to non-industrial uses.
Urban Centers Districts	UC	N/A	Purpose: Areas that allow a variety of uses and flexibility in development regulations and intensity of land use to create a mix of uses in a compact pattern that will promote high quality, higher intensity neighborhoods with interconnected streets, and design features that encourage pedestrian activity and transit accessibility.

Land Use	Code	Permitted Density or FAR	Purpose
OVERLAYS			
Neighborhood Districts	ND	N/A	Purpose: Neighborhood centers and nodes that are strategically located and suitable for local community-serving uses, are easily accessible and connected to surrounding residential neighborhoods, and include commercial only and residential and commercial mixed uses.
Corridors Districts	CD	N/A	Purpose: Areas along major boulevards, streets, and other important routes that provide connections between neighborhoods, jobs, and community centers. Corridors are appropriate for a mix of uses, including residential and commercial uses.

V. Goals and Policies

Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.

- Policy LU 1.1: Support comprehensive updates to the General Plan, Area Plans, Community Plans, Local Coastal Plans and Specific Plans.
- Policy LU 1.2: Discourage project-specific amendments to the text of the General Plan, including but not limited to the Guiding Principles, Goals, Policies and Implementation Actions.
- Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure that they support the Guiding Principles of the General Plan:
 - Smart Growth;
 - Sufficient Community Services and Infrastructure;
 - A Strong and Diversified Economy;
 - Environmental Resource Management; and/or,
 - Healthy, Livable and Equitable Communities.
- Policy LU 1.4: In the review of project-specific amendments to the General Plan, ensure that:
 - The proposed amendment is consistent with the goals and policies of the General Plan;
 - The proposed amendment shall benefit the public interest and is necessary to realize an unmet local or regional need.
- Policy LU 1.5: In the review of project-specific amendments to increase residential densities in Rural Preserve Areas ensure that the project-specific amendment:
 - Does not result in the expanded capacity of the roadway network to facilitate future growth;

- Does not result in the expansion of service facilities to facilitate future growth; and
 - Does not result in a significant reduction of services, or a significant increase in costs to the County.
- Policy LU 1.6: In the review of project-specific amendments to convert Open Space (OS) designated lands to other land use designations, ensure that the project-specific amendment:
 - Does not create or increase the deficit in local or regional parklands, by Planning Area;
 - Does not contribute to the overall loss of open space that protects water quality, provides natural habitats, and contributes to improved air quality.
 - Policy LU 1.7: In the review of project-specific amendments to convert lands within the Employment Protection District Overlay to non-industrial land use designations, ensure that the project-specific amendment:
 - Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
 - Will not negatively impact the productivity of neighboring industrial activities;
 - Is necessary to promote the economic value and the long-term viability of the site; and
 - Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.
 - Policy LU 1.8: In the review of project-specific amendments to convert lands within the Agricultural Resource Areas (ARA) Overlay to land use designations other than RL 10, RL20 and RL40, ensure that the project-specific amendment:
 - Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
 - Will not negatively impact the productivity of neighboring agricultural activities.
 - Policy LU 1.9: Limit the adoption of General Plan amendments for each mandatory Element to four times per calendar year, unless otherwise specified in Section 65358 of the Government Code.
 - Policy LU 1.10: Require a General Plan amendment when a Specific Plan proposes overall intensities or land uses that exceed those provided for in the General Plan.
 - Policy LU 1.11: Allow Specific Plans to include implementation procedures, which allow for flexibility, such as development phasing, redistribution of uses and intensities, as appropriate.
 - Policy LU 1.12: Review and amend adopted Specific Plans, as needed, in comprehensive plan updates to achieve consistency with the General Plan.

Goal LU 2: Planning initiatives that implement the General Plan and incorporate public input, and regional and community level collaboration.

- Policy LU 2.1: Ensure that all community-based plans are consistent with the General Plan.
- Policy LU 2.2: Ensure broad outreach and public participation in community-based planning initiatives.
- Policy LU 2.3: Update community-based plans on a regular basis.

- Policy LU 2.4: Support and actively participate in inter-jurisdictional and regional planning efforts.
- Policy LU 2.5: Coordinate with other local jurisdictions to develop compatible land uses.
- Policy LU 2.6: Consult with and ensure applicable County Departments, adjacent cities and other stakeholders are involved in plan development activities.

Goal LU 3: A development pattern that limits sprawl and preserves greenfield areas and open spaces.

- Policy LU 3.1: Protect and preserve greenfield areas and open spaces.
- Policy LU 3.2: Minimize sprawl and direct population growth and residential density to urbanized areas to reduce vehicle miles traveled (VMTs).
- Policy LU 3.3: Limit development in areas with environmental resources and/or safety hazards.
- Policy LU 3.4: Discourage development in greenfield areas where infrastructure and public services do not exist.

Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.

- Policy LU 4.1: Encourage infill development on vacant, underutilized, and/or brownfield sites.
- Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
- Policy LU 4.3: Encourage transit-oriented development with the appropriate residential density along transit corridors and within station areas.
- Policy LU 4.4: Encourage mixed use development along major commercial corridors.

Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

- Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
- Policy LU 5.2: Encourage compact development and increased residential density, where appropriate.
- Policy LU 5.3: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
- Policy LU 5.4: Preserve industrially designated land for intensive, employment-based uses.
- Policy LU 5.5: Support a mix of land uses that promoting bicycling and walking, and reduce VMTs.
- Policy LU 5.6: Encourage employment opportunities and housing to be developed in proximity to one another.

- Policy LU 5.7: Encourage community-serving uses, such as childcare centers, restaurants, and banks to locate near employment centers.

Goal LU 6: Compatible land uses that complement neighborhood character and the natural environment.

- Policy LU 6.1: Reduce and mitigate the impacts of incompatible land uses where feasible using buffers and other design techniques.
- Policy LU 6.2: Protect industrial parks and districts from incompatible uses.
- Policy LU 6.3: Protect public and semi public facilities, including but not limited to major landfills, solid waste disposal sites, and energy facilities from incompatible uses.
- Policy LU 6.4: Ensure land use compatibility in areas adjacent to military installations and where military operations, testing, and training activities occur.
- Policy LU 6.5: Ensure airport operation compatibility with adjacent land uses through Airport Land Use Plans.
- Policy LU 6.6: Protect rural communities from the encroachment of urban and suburban development.
- Policy LU 6.7: Encourage land uses and developments that are compatible with the natural environment and landscape.
- Policy LU 6.8: Encourage development in rural areas that is compatible with rural community character, preserves open space and agricultural land, and promotes efficiencies in services and infrastructure.

Goal LU 7: Well-designed and healthy places that support a diversity of built environments.

- Policy LU 7.1: Encourage community outreach and stakeholder agency input early and often in the design of projects.
- Policy LU 7.2: Design development adjacent to natural features in a sensitive manner to complement the natural environment.
- Policy LU 7.3: Consider the built environment of the surrounding area in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.
- Policy LU 7.4: Promote environmentally sensitive and sustainable design.
- Policy LU 7.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.
- Policy LU 7.6: Encourage pedestrian activity through the following:
 - Designing the main entrance of buildings to front the street;
 - Incorporating landscaping features;

- Limiting masonry walls and parking lots along commercial corridors and other public spaces;
 - Incorporating street furniture, signage, and public events and activities; and
 - Using wayfinding strategies to highlight community points of interest.
- Policy LU 7.7: Promote public spaces, such as plazas that enhance the pedestrian environment, and continuity along commercial corridors with transit or active pedestrian activities.
 - Policy LU 7.8: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.
 - Policy LU 7.9: Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.
 - Policy LU 7.10: Facilitate the use of streets as public space for activities that promote civic engagement, such as farmers' markets, parades, etc.
 - Policy LU 7.11: Discourage gated entry subdivisions ("gated communities") to improve neighborhood access and circulation, improve emergency access, and encourage social cohesion.
 - Policy LU 7.12: Discourage flag lot subdivisions unless designed to be compatible with the existing neighborhood character.

Goal LU 8: Land use patterns and community infrastructure that promote health and wellness.

- Policy LU 8.1: Promote community health for all neighborhoods.
- Policy LU 8.2: Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bike lanes, parks, and other components of a healthy community.
- Policy LU 8.3: Encourage patterns of development, such as sidewalks and bike paths that promote physical activity.
- Policy LU 8.4: Encourage farmers' markets and proximity to other local food sources that provide access to healthful and nutritious foods.

Goal LU 9: Subdivisions that utilize sustainable design techniques.

- Policy LU 9.1: Encourage subdivisions to utilize sustainable design practices, such as maximizing energy efficiency through lot configuration, maximizing interconnectivity, and utilizing public transit.
- Policy LU 9.2: Prohibit the use of private yards as required open space within subdivisions unless such area includes active recreation or outdoor activity areas dedicated for common and/or public use.
- Policy LU 9.3: Ensure that subdivisions in Very High Fire Hazard Severity Zones site open space to minimize fire risks from flammable vegetation.
- Policy LU 9.4: Encourage the use of density controlled design techniques to preserve open space areas, agricultural areas, or biologically sensitive areas.

- Policy LU 9.4: Encourage sustainable subdivisions that meet Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) or other green neighborhood standards.

Table 3.3: Implementation Actions

Program	Location in Part III
TOD Program Mixed Use Ordinance Adaptive Reuse Ordinance Infill Districts Overlay Ordinance Growth Management Program Transfer of Development Rights Program	See Smart Growth
County Public Services and Facilities Task Force	See Adequate Community Services and Infrastructure
Planning Areas Framework Program Airport Land Use Compatibility Plans Neighborhood Beautification Program Solar Orientation Study	See Healthy, Livable and Equitable Communities

[Text Box]

Jobs-Housing Balance

An important component of sustainable land use is having a jobs-housing balance, which is a measure that is reached by working toward increasing opportunities for people to work and live in close proximity as to reduce long commutes that are costly both economically and environmentally. This quantifiable measure is simply the number of jobs in a community divided by the number of housing units in that community. So, a community with far fewer jobs than residences would have a low jobs-housing ratio. Communities with a high jobs-housing ratio are usually considered major employment centers for a region. If the ratio is high or low, there is a jobs-housing imbalance.

[Text Box]

Brownfields

Data on the number of brownfield sites in unincorporated Los Angeles County is provided by the California Department of Toxic Substances Control (DTSC) EnviroStor public web site, which provides access to detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. For further information on particular brownfield sites, please visit the DTSC web site at <http://www.dtsc.ca.gov/>.

[Text Box]

Airport Land Use Commission (ALUC)

State law requires each county with public use airports to establish an ALUC. The ALUC is mandated to fulfill two specific duties:

- To prepare airport land use plans for promoting and ensuring compatibility between each airport in a county and its surrounding and adjacent land uses; and,
- To review local agency land use actions and airport plans for consistency with the airport land use plan and policies.

[Text Box]

SCAG's Compass Blueprint Growth Vision

The Land Use Element goals and policies are consistent with the SCAG's Compass Blueprint Growth Vision, which contains a set of land use strategies SCAG proposes local governments to implement:

- Focusing growth in existing and emerging centers and along major transportation corridors.
- Creating significant areas of mixed use development and walkable, "people scaled" communities.
- Providing new housing opportunities that respond to the region's changing demographics.
- Targeting growth in housing, employment, and commercial development within walking distance of existing and planned transit stations.
- Injecting new life into under-used areas by creating vibrant new business districts, redeveloping old buildings, and building new businesses and housing on vacant lots.
- Preserving existing, stable, single family neighborhoods.
- Protecting important open space, environmentally sensitive areas and agricultural lands from development.

Chapter 4: Mobility Element

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I. Introduction

The Mobility Element addresses the General Plan’s Guiding Principles by underscoring the connection between land use planning and mobility. Promoting the creation of an accessible and comprehensive multimodal circulation system is key to implementing the objectives of Smart Growth. The Mobility Element ensures that the County’s circulation systems are safe and accessible, which promotes Healthy, Livable, and Equitable Communities and Sufficient Community Services and Infrastructure. The Mobility Element also provides policy guidance to implement an effective and efficient circulation system, which is critical to ensuring a Strong and Diversified Economy. Furthermore, the Mobility Element encourages sustainable approaches to transportation to address the General Plan’s goals for Environment Resource Management.

The State Complete Streets Act of 2007 requires the General Plan to demonstrate how the County will provide for the routine accommodation of all users of a road or street, including pedestrians, bicyclists, users of public transit, motorists, children, seniors, and the disabled. The Mobility Element addresses this requirement with policies and programs that consider all modes of travel, with the goal of making streets safer, accessible and more convenient to walk, ride a bike, or take transit.

The Mobility Element provides an overview of the transportation infrastructure and strategies for developing an efficient and multi-modal transportation network. The Element assesses the challenges and constraints of the County’s transportation system, and offers policy guidance to reach the County’s long-term mobility goals. Two sub elements—the Highway Plan and Bikeway Plan—supplement the Mobility Element. These plans establish policies for the roadway and bikeway systems in the unincorporated areas, which are coordinated with the networks in the County’s 88 incorporated cities. The General Plan also establishes a program to prepare a third sub-element, a Pedestrian Plan, with guidelines and standards to promote walkability and connectivity throughout the unincorporated areas.

II. Background

The County has one of the largest transportation systems in the world. Despite continuing efforts to increase transportation services and build transportation infrastructure, County transportation systems are heavily burdened by the demands of a growing population and a diversity of activities. Transportation is also the biggest contributor of greenhouse gases and other air pollutants.

Regulatory Framework

Local agencies responsible for transportation services coordinate their activities to comply with the goals and policies of Southern California Association of Governments (SCAG) and Los Angeles County Metropolitan Transportation Authority (Metro). SCAG is the federally designated regional transportation planning agency responsible for the Regional Transportation Plan (RTP). Metro is the county-level transportation planning agency responsible for the Long Range Transportation Plan (LRTP). The County, the 88 cities in the County, and other transportation agencies engage in transportation planning activities by participating in the development and implementation of the RTP and LRTP.

The County participates in establishing policies, promoting specific projects, and funding the strategies in the RTP and the LRTP. Each County Supervisor is a member of the Metro Board of Directors, and two members of the County Board of Supervisors serve on SCAG's Regional Council, and on the Southern California Regional Rail Authority (Metrolink) Board of Directors.

Transportation Systems in Los Angeles County

Public Transit

The County is served by a large public transit system that includes heavy rail, and various bus service options, such as dedicated transit-ways and bus rapid transit systems. Figure 4.1 depicts the County's public transit system.

Figure 4.1: Los Angeles County Major Public Transit Systems

Rail

Metro operates the Metro Rail system, which is exclusively within the County. It consists of 17.4 miles of subway and 55.7 miles of light rail. The Metro Rail system consists of the following lines: Red, Purple, Blue, Green and Gold. The hub of the system is in downtown Los Angeles at Union Station. The Metro lines that serve the unincorporated areas include the Blue, Green and Gold Lines. Blue line stations located in the unincorporated areas are located at the intersections at Slauson Avenue, Florence Avenue, Firestone Boulevard, and Imperial Highway. The Green Line has stations within unincorporated areas at the intersections of Vermont Avenue and Hawthorne Boulevard. The 13.7-mile Gold Line connects Union Station to Pasadena, and the six-mile Gold Line extension connects Union Station to East Los Angeles. Plans are underway to extend the Gold Line from Pasadena to Claremont by 2015.

Two additional rail service operators that provide services in the County are Metrolink and Amtrak. The Southern California Regional Rail Authority (SCRRA) operates the 416-mile Metrolink commuter rail system, which has its hub at Union Station in downtown Los Angeles and extends to Ventura, San Bernardino, Riverside, Orange, and San Diego counties. Amtrak provides interstate service from points around the country to Union Station, as well as regional service between major cities throughout California.

Bus

Buses provide the majority of public transit service in the County. The Metro bus system is the largest service provider in the country, with more than 2,000 buses operating on 185 routes. Metro also operates the Metro Rapid Bus service, which runs on select surface street corridors with fewer stops and electronic signal switching devices to expedite traffic flow, and the Metro Express Bus service, which are express bus routes for a portion of the route and then local or limited routes in other areas. The Orange Line is a fixed guideway bus rapid transitway and bike path on a 14.5 mile route along an east-west corridor in the southern portion of the San Fernando Valley.

In addition, regional and municipal operators provide bus services around the County. Examples of these operators include Foothill Transit, the City of Los Angeles DASH system, the City of Santa Monica's Big Blue Bus, and the Antelope Valley Transit Authority.

Furthermore, the County operates fixed route shuttle services in the following unincorporated areas: Hahn's Trolley and Shuttle service in Willowbrook; El Sol Shuttle service in East Los Angeles; Sunshine Shuttle service in South Whittier; Avocado Heights/Bassett/West Valinda Shuttle service in Avocado Heights, Bassett and West Valinda; East Valinda Shuttle service in East Valinda; Edmund D. Edelman's Children's Court Shuttle service in East Los Angeles; Los Nietos Shuttle service in Los Nietos; and Acton/Agua Dulce Shuttle service in Action and Agua Dulce. For detailed information on these shuttle services and routes in the County, please refer to Appendix D.

Paratransit

Paratransit is an alternative mode of flexible transportation that does not follow fixed routes or schedules. The County operates several shuttle services in unincorporated areas. Demand-responsive paratransit contractors are used to meet the needs of seniors and mobility-impaired individuals living in the unincorporated areas.

Bikeways

The countywide bikeways network is comprised of bikeways that are planned and maintained by multiple agencies and local jurisdictions. The Metro 2006 Bicycle Transportation Strategic Plan (BTSP), which focuses on the significance of bicycle use with transit as a viable mode in the region, identifies gaps in inter-jurisdictional cooperation needed for an effective countywide bicycle transportation system.

The entirety of surfaced roadways in the County may be used by the bicycling public even though they are not all identified as bikeways. The State Vehicle Code allows roadways to be used by bicyclists. However, the lack of public awareness and the safety concerns associated with road sharing create a need for bicycle routes with a grade separation, lane delineation, or designated trail/path construction for bicycle users throughout the County.

Bikeways Plan

The Los Angeles County Bikeways Plan provides policy guidance for building a comprehensive bicycle network throughout the unincorporated areas. The Plan identifies trails, paths, and transportation systems in the County that are available for use by bicyclists, such as roadways with bike lanes or routes, dedicated bike paths, decommissioned rail rights-of-way, and river channels. The purpose of the Bikeways Plan is to: 1) depict the general location of planned bikeway routes throughout the County; 2) provide a means for protecting bikeway right-of-way within the unincorporated areas; 3) establish a plan and process for coordinating bikeway policies with

neighboring cities and counties; and 4) provide for a system of bikeways that is consistent with the General Plan.

Figure 4.2 depicts the Los Angeles County Bikeways Plan. The Bikeways Plan Map depicts bicycle routes of regional importance throughout the County as well as routes of local importance in the unincorporated areas. The map focuses on routes for both recreational use and commuter travel.

Figure 4.2: Los Angeles County Bikeways Plan (coming soon)

Pedestrian Networks

The diversity of communities in the County creates distinct conditions, opportunities and challenges for pedestrians. There are a number of trails and paths in the County that are available for use by pedestrians, such as sidewalks, hiking trails, over and under passes, and skywalks. Together, these systems constitute a network for accommodating pedestrian travel throughout the County.

Pedestrian Plan

The County is committed to improving the environment to allow for increased alternative transportation uses. The General Plan includes a program to prepare a Pedestrian Plan for the County that will set standards for sidewalks, street crossings, sidewalk continuity, street connectivity, and topography. The Pedestrian Plan will emphasize the connectivity of pedestrian paths to and from public transportation, major employment centers, shopping centers, and government buildings.

For more information on the Pedestrian Plan, please refer to Part III: General Plan Implementation Programs.

Freeway, Highway, and Local Road Networks

The County highway network is comprised of the State Highway System, which consists of 915 freeway and highway miles, and includes U.S. Interstate Freeways and state-maintained freeways and highways, High Occupancy Vehicle lanes, and county and city highways. This network spans the County and provides access to much of the mainland area, connecting all 88 cities and most unincorporated areas. The California Department of Transportation, or Caltrans, is the state agency responsible for the maintenance of freeways and highways. Caltrans estimates that on average there are more than 100 million vehicle miles traveled per day in the County via the State Highway System. Figure 4.3 is a map of the County's Freeway and Highway System.

Figure 4.3: Los Angeles County Highways, Freeways and Airports

The County Department of Public Works (DPW) is responsible for the design, construction, operation, maintenance, and repair of roads in the unincorporated areas, as well as in a number of local jurisdictions that contract with the County for these services. The DPW maintains over 3,100 miles of major roads and local streets in the unincorporated areas and over 1,700 miles in 22 cities.

Level of Service

DPW uses level of service (LOS) to assess the congestion of roadways in the transportation system. Based on a roadway's volume-to-capacity ratio (the number of vehicles currently using the roadway compared to the ideal maximum number of vehicles that can efficiently use the roadway), a letter designation is assigned that represents the traffic flow conditions, or LOS. Letter designations "A" through "F" represent progressively declining traffic flow conditions. LOS designations indicate

whether the roadways in the County are operating in excess of their intended capacity. Acceptable LOS is determined on a case by case basis, but generally, Level D is the desired minimum LOS in the County.

Table 4.1 provides the definitions for LOS A-F, which are based on the definitions in the Transportation Research Board's Highway Capacity Manual.

Table 4.1: Department of Public Works Level of Service Definitions

LOS	Type of Flow	Delay	Maneuverability
A	Free flow	Little or no delay	Users are unaffected by other traffic; freedom of speed and movement, level of comfort, convenience and safety are excellent.
B	Stable flow	Short traffic delays	Users begin to notice other traffic; freedom of speed continues, but freedom to maneuver declines slightly.
C	Stable flow	Average traffic delays	Traffic may back up behind turning vehicles. Most drivers feel somewhat restricted. Traffic signals operate at maximum efficiency.
D	Approaching unstable flow	Long traffic delays	Maneuverability is severely limited during short periods when traffic backs up temporarily. Comfort, convenience, and safety are affected. Users wait one signal cycle to pass through a signalized intersection.
E	Unstable flow	Very long traffic delays	Traffic volumes are at or near capacity; users wait several cycles to pass through a signalized intersection.
F	Forced flow	Excessive delay	Traffic volumes exceed the capacity of the street and traffic queues develop. Stop-and-go traffic conditions predominate.

Source: Los Angeles County Department of Public Works

Highway Plan

The Los Angeles County Highway Plan provides policy guidance for building a comprehensive highway network throughout the unincorporated areas. The Highway Plan provides a highway system that is consistent with and supportive of the land uses depicted by the General Plan Land Use Policy Map. The purpose of the Highway Plan is to: 1) depict the general location of planned highway routes throughout the County; 2) provide a means for protecting highway right-of-way within the unincorporated areas; 3) establish a plan and process for coordinating highway policies with neighboring cities and counties; and 4) provide for a system of highways that is consistent with the General Plan.

The Interdepartmental Engineering Committee (IEC), which is comprised of the Director of Planning, the Road Commissioner, and the County Engineer, is charged with maintaining the County Highway Plan.

Figure 4.4 shows the Los Angeles County Highway Plan, which includes locations of existing and proposed major arterial highways throughout the County. Although the County has virtually no

jurisdiction over roads in the 88 cities, or the freeways and other state routes maintained by Caltrans, these roadways are included in the map for reference and visual continuity. Please refer to Appendix D for a list of the amendments made to the Highway Plan with the update of this General Plan.

Figure 4.4: Los Angeles County Highway Plan

Aviation Network

There are 15 public-use airports located in the County, as shown in Figure 4.3. The majority of passenger air transportation is serviced through Los Angeles International Airport (LAX), Burbank Airport, and the Long Beach Airport. Table 4.2 is a list of the airports and owners in the County.

Table 4.2: Los Angeles County Public-Use Airports

Airport	Location	Ownership
Agua Dulce Airport	Agua Dulce	Private
Burbank (Bob Hope) Airport	City of Burbank	Airport Authority
Brackett Field Airport	City of La Verne	Los Angeles County
Catalina Airport	Santa Catalina Island	Private
Compton/Woodley Airport	City of Compton	Los Angeles County
El Monte Airport	City of El Monte	Los Angeles County
General William J. Fox Airfield Airport	City of Lancaster	Los Angeles County
Jack Northrup Field Airport (Hawthorne Municipal Airport)	City of Hawthorne	City of Hawthorne
Long Beach Municipal Airport (Daugherty Field Airport)	City of Long Beach	City of Long Beach
Los Angeles International Airport (LAX)	City of Los Angeles	City of Los Angeles (LAWA)
Santa Monica Municipal Airport	City of Santa Monica	City of Santa Monica
Palmdale Regional Airport	City of Palmdale	City of Los Angeles (LAWA)
Van Nuys Airport	City of Los Angeles, Van Nuys	City of Los Angeles (LAWA)
Whiteman Airport	City of Los Angeles, Pacoima	Los Angeles County
Zamperini Field	City of Torrance	City of Torrance

Freight Rail Network

The County has an extensive rail network that is focused on the efficient and safe movement of goods throughout the region. An effective goods movement system requires the elimination of at-grade crossings, and the creation and operation of rail networks, such as the Alameda Corridor.

The Alameda Corridor is a 20-mile rail cargo corridor, with a 10-mile below-grade trench between the Ports of Los Angeles and Long Beach and the central Los Angeles freight yard transfer stations. The Alameda Corridor has been instrumental in efficiently transporting goods from the Ports to inland transfer stations. The Alameda Corridor East Project, which is an extension of the Alameda Corridor Project, covers the area from central Los Angeles eastward 35 miles through the San Gabriel Valley, past Pomona and onward to the transcontinental rail network. The \$910 million, eight-year endeavor of mobility and safety improvements includes signalization upgrades, roadway widening, and 20 grade separations.

Figure 4.5 shows the freight and passenger rail lines that run through the County.

Figure 4.5: Los Angeles County Freight and Passenger Rail Lines

Supportive Facilities

Harbors

The Ports of Long Beach and Los Angeles are key links in the global economy and can handle a variety of cargo, including containers, bulk products, and automobiles. Combined, they are one of the largest and most efficient international shipping ports in the country, and the fifth busiest container port in the world. According to SCAG, in 2005, the Ports accounted for a total traffic of 210 million tons, including over 15.8 million twenty-foot equivalent units. The Ports also serve as a significant tourism driver, as the largest cruise ship terminal on the west coast, serving over a million cruise ships per year.

Parking

A limited number of public parking lots are maintained in the unincorporated areas by a variety of agencies, including Metro, the Departments of Beaches and Harbors, and Public Works. Metrolink maintains park-and-ride lots adjacent to commuter rail stops. The County owns and operates the following four park-and-ride lots: Studio City (Ventura Boulevard); Pomona (Fairplex); San Dimas (Via Verde); and Acton (Acton/Vincent Grade Metrolink Station).

The County regulates onstreet parking in certain high-traffic areas through restricted parking zones enforced by the Sheriff's Department and California Highway Patrol. In addition, the Department of Regional Planning regulates parking for new developments by requiring an adequate number of spaces to meet anticipated demand.

Terminals

Terminal facilities provide multiple uses, from park-and-ride lots for daily commuter vehicles to the heavily used freight terminals that serve the County's ports. Fierce competition among west coast cities for international trade business has led to the planning and construction of an efficient terminal network in the County. The most notable terminal facilities are the intermodal terminal networks located in and around the Ports of Los Angeles and Long Beach, the goods transfer stations located near downtown Los Angeles, and several freight and trucking facilities in the City of Industry.

III. Issues

1. Creating a Multimodal Transportation System

The most prominent characteristic of transportation in the County is the single occupant driver. On an annual basis, SCAG estimates that approximately 70 percent or more of all people in Southern California drive alone to work in their car. Single occupant vehicle use is associated with the highest level of land consumption among all transportation modes, and generates the highest level of environmental impacts.

To encourage transit use and discourage single-occupant vehicle use, the County can facilitate an interconnected, multimodal network of streets, alleys, paths, greenways, and waterways where people can choose to walk, bicycle, take transit or drive. The key to achieving a functional and sustainable multimodal transportation system is to provide efficient connections between different modes. For example, bicyclists can conveniently travel to farther destinations if they have the option to board the transit system with their bicycles. Multi-modal options, such as bicycling and walking are cost-effective, energy efficient and healthy alternatives to driving. Additionally, creating bike-friendly and walkable communities is a critical component in meeting the County's greenhouse gas reduction goals, while enhancing vibrant, livable communities.

Mobility management is an important component of a multimodal transportation system. Highway congestion results in major social costs to the County, and long travel times and congestion increases energy and oil usage, exacerbates automobile emissions, and diminishes the region's quality of life. In addition, long delays and congestion negatively impact the region's economy and trade activities. SCAG estimates that the total costs incurred due to freeway congestion are almost \$12 billion, which is significantly higher than any other area in the country.

Mobility management is an important strategy for improving congestion and reducing vehicle miles traveled (VMTs). Mobility management strategies are designed to be used alone, or in concert with other policies to have a cumulative effect on the efficiency of the transportation system. These strategies include incentives that change travel behavior, such as offering employer-based transit passes or increasing transit availability; the reduction of parking requirements; car-sharing programs; regional carpooling programs; and telecommuting. Mobility management also refers to Transportation Demand Management, including the use of technologies in the development of transportation facilities and infrastructure, such as liquid and compressed natural gas, and hydrogen gas stations, Intelligent Transportation Systems (ITS), and electric car plug-in ports.

Achieving a multimodal transportation system will require a greater investment in transit, pedestrian, and bicycle infrastructure. New proposals, such as tolling major freeways, double-decking highways, or raising the gas tax, all have varying levels of political and popular support. However, paying for transportation infrastructure will remain a critical planning issue. To plan efficient, functional and cost-effective transportation networks, including public transit, roadways and alternative transportation, the County should leverage investment with the planning, financing and management of other jurisdictions' transportation efforts. The County must work with transportation planning agencies on infrastructure, capital improvements and programming in areas where the General Plan focuses growth.

2. Connecting Transportation and Land Use Planning

For any transportation system to be effective, healthy and sustainable, all aspects—streets, freeways, public transit, highways, sidewalks, bicycle facilities, and freight movement—must be coordinated with land use planning. Land use and mobility are inherently linked: low density sprawl with single

use development encourages driving. Alternatively, denser, communities with a mix of land uses that encourages transit use, walking, and biking are healthier and sustainable.

Land use planning and urban design are important factors in developing transit use and multimodal transportation options. Historically, streets in the County have been designed to move the maximum amount of automobile traffic. Congested roadways and high onstreet parking demand create insufficient space to accommodate bike lanes. In addition, a frequent complaint of bicyclists is the absence of adequate facilities to secure bicycles at public and private buildings or facilities. Many of the commercial corridors in mature urbanized areas are underutilized and in need of redevelopment. Strengthening mixed land uses and promoting compact development in these areas, in concert with design standards for rights-of-way, can help encourage walking and bicycling for shorter trips, as well as make transit more accessible.

Because of the nature and financing of regional transportation networks, transportation planning is fragmented among many jurisdictions, agencies and County departments. Effective inter-jurisdictional collaboration in transportation and land use planning is essential to creating an efficient and multimodal transportation network across the County.

3. Safe and Efficient Movement of Goods

The safe and efficient movement of goods is an important mobility issue that significantly impacts the economy. Goods movement has been negatively impacted by inefficient transportation networks. The County's ports, airports, rail lines and intermodal terminals have existing capacity constraints that undermine the efficiency and productivity of the goods movement system. In addition, the existing roadway and rail networks are reaching capacity. As a result, the system is susceptible to disruptions, causing delays that reduce the quality of services and increase costs to consumers. Furthermore, the roadways and rail networks that accommodate the movement of goods are shared by motorists and passengers, which raises additional concerns over efficiency and safety.

The goods movement system directly affects quality of life. This includes traffic congestion, truck intrusion into neighborhoods, safety, land use incompatibility, poor air quality and related health impacts, restricted mobility and delay at rail crossings, noise and vibration impacts, and visual impacts. Significant short- and long-term air quality impacts directly result from goods movement activities, such as emissions from ocean ships, diesel trucks, as well as increased auto-emissions.

4. Impacts of Transportation on Natural and Community Resources

Balancing the need for the efficient movement of people, goods and services, and the desire for a clean and healthy environment is a significant planning challenge. Transportation systems, goods movement activities, and automobile use are significant contributors to air pollutants, greenhouse gases, and to climate change.

The Ports of Long Beach and Los Angeles are heavily investing in infrastructure to handle a projected doubling of container volumes. However, the Ports have also been identified as one of the largest sources of air pollution in the region. In addition, terminal operations and supporting infrastructure are consumptive land uses, and are often characterized as having heavily polluting activities. The Ports have created a Clean Air Action Plan in conjunction with the U.S. Environmental Protection Agency, the California Air Resources Board, and the South Coast Air Quality Management District to reduce emissions related to port operations.

Furthermore, airports, as well as freeways, are impactful to sensitive receptors in terms of noise and air quality. SCAG expects an increase in air travel passengers, and continued increases in air cargo traffic. In 2000, LAX had far exceeded its design capacity of 40 million annual passengers, and in

2005, it was serving 61.5 million passengers, or about 70 percent of all regional air passenger travelers. Approximately 75 percent of the region's cargo traffic went through LAX in 2005.

The expansion and operation of transportation systems, which invariably affect biological resources and water quality, can be mitigated to lessen the negative impacts on the County's resources. One key ecological issue is the effect of increased runoff from paved surfaces, which increases sediment movement, destroys aquatic habitat, and redistributes road-source pollutants. As discussed in the Public Services and Facilities Element, the majority of stormwater runoff in the County is discharged directly into the Pacific Ocean. The General Plan provides policies that support transportation systems that treat runoff and mitigate its environmental impacts before it reaches the County's water bodies.

IV. Goals and Policies

Goal M-1: Complete Streets that incorporate the needs of all users.

- Policy M 1.1: Provide for the accommodation of all users, including pedestrians, motorists, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, roads and streets.
- Policy M 1.2: Ensure that streets are safe for sensitive users, such as seniors and children.
- Policy M 1.3: Realign capital improvement programs and funding streams to ensure the implementation of Complete Streets.

Goal M-2: An efficient multimodal transportation system that serves the needs of all County residents.

- Policy M 2.1: Expand transportation options throughout the County that reduce automobile dependence.
- Policy M 2.2: Expand shuttle services throughout the County to connect major transit centers to community points of interest.
- Policy M 2.3: Maintain transit services within the unincorporated areas that are affordable, timely, cost-effective, and responsive to growth patterns and community input.
- Policy M 2.4: Ensure expanded mobility and increase transit access for underserved transit users, such as seniors, students, low income households, and persons with disabilities.
- Policy M 2.5: Encourage continuous, direct routes through a connected system of streets, with small blocks and minimal dead ends (cul-de-sacs).
- Policy M 2.6: Support alternative level of service (LOS) standards that account for a multi-modal transportation system.
- Policy M 2.7: Reduce vehicle trips through the use of mobility management practices, such as the reduction of parking requirements, employer/institution based transit passes, regional carpooling programs, and telecommuting.
- Policy M 2.8: Promote mobility management practices, including incentives to change transit behavior and using technologies, to reduce VMTs.

- Policy M 2.9: Provide and maintain appropriate signage for streets, roads and transit.
- Policy M 2.10: Ensure the participation of all potentially affected communities in the transportation planning and decision-making process.
- Policy M 2.11: Support the linkage of regional and community-level transportation systems, including multi-modal networks.
- Policy M 2.12: Improve the efficiency of the public transportation system with bus lanes, signal prioritization, and connections to the larger regional transportation network.
- Policy M 2.13: In rural areas, require rural highway and street standards that minimize the width of paving and the placement of curbs, gutters, sidewalks, street lighting, and traffic signals, except where necessary for public safety.
- Policy M 2.14: Work with adjacent jurisdictions to ensure connectivity and the creation of an integrated regional network.

Goal M3: Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails.

- Policy M 3.1: Design roads and intersections that protect pedestrians and bicyclists, and reduce motor vehicle accidents.
- Policy M 3.2: Require sidewalks and bike paths or lanes to accommodate the existing and projected volume of pedestrian and bicycle activity, considering both the paved width and the unobstructed width available for walking.
- Policy M 3.3: Connect pedestrian and bicycle paths to schools, public transportation, major employment centers, shopping centers, government buildings, residential neighborhoods, and other destinations.
- Policy M 3.4: Encourage adequate lighting on pedestrian paths to ensure personal safety, particularly around building entrances and exits, and transit stops.
- Policy M 3.5: Encourage the planting of trees along streets and other forms of landscaping to enliven streetscapes by blending natural features with built features.
- Policy M 3.6: Encourage the provision of amenities, such as benches, shelters, secure bicycle storage, and street furniture, and comfortable, safe waiting areas near transit stops.
- Policy M 3.7: Ensure bicycle and pedestrian safety through design features that provide continuity, such as limiting dead-end streets and dead-end sidewalks.
- Policy M 3.8: Promote the continuity of commercial streets and sidewalks through design features, such as limiting mid-block curb cuts and encouraging access through side streets or alleys.
- Policy M 3.9: Install traffic calming measures, such as bulb-outs, sharrows, medians, roundabouts, and narrowing or reducing the number of lanes on a road (road diets) on streets with significant or potentially significant pedestrian and bicycling activity.

Goal M4: Land use planning and transportation management that facilitates the use of transit.

- Policy M 4.1: Facilitate transit-oriented land uses and pedestrian-oriented design to encourage transit ridership.
- Policy M 4.2: Implement parking strategies that facilitate transit use and reduce auto-dependence.
- Policy M 4.3: Maintain transportation right-of-way corridors for future transportation uses, including bicycle paths and trails, or new passenger rail or bus services.
- Policy M 4.4: Support dedicated funding streams for the construction, maintenance and improvement of roadway, public transit, pedestrian and bicycle transportation systems.
- Policy M 4.5: Encourage financing programs, such as congesting pricing, bonding and increasing parking costs, to implement transportation systems and facilities.

Goal M5: The safe and efficient movement of goods.

- Policy M 5.1: Maximize aviation and port system efficiencies for the movement of people, goods and services.
- Policy M 5.2: Designate official truck routes to minimize the impacts of truck traffic on residential neighborhoods and other sensitive land uses.
- Policy M 5.3: Minimize noise and other impacts of goods movement, truck traffic, deliveries, and staging in residential and mixed-use neighborhoods.
- Policy M 5.4: Support infrastructure improvements and the use of emerging technologies that facilitate the clearance, timely movement, and security of trade.
- Policy M 5.5: Preserve property for planned roadway and railroad rights-of-way, marine and air terminals, and other needed transportation facilities.

Goal M6: Transportation networks that minimizes negative impacts to the environment and communities.

- Policy M 6.1: Encourage the use of natural systems to treat stormwater and rainwater runoff.
- Policy M 6.2: Minimize roadway runoff through the use of permeable surface materials, such as porous asphalt and concrete materials, wherever possible.
- Policy M 6.3: Increase the use of wildlife underpasses and overpasses, fencing, signage, and other measures to minimize vehicular-wildlife collisions.
- Policy M 6.4: Encourage the use of sustainable transportation facilities and infrastructure technologies, such as liquid and compressed natural gas, and hydrogen gas stations, ITS, and electric car plug-in ports.

Table 4.2: Mobility Element Implementation Actions

Program	Location in Part III
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TOD Program	See Smart Growth
Mixed Use Ordinance	
Complete Streets Ordinance	
Parking Ordinance	
Pedestrian Plan	
Safe Routes to School Program	
Green Streets Initiative	
Planning Area Capital Improvement Plans	See Adequate Community Services and Infrastructure
Habitat Conservation Plan	See Environmental Resource Management
County Industrial Land Use Strategy	See Strong and Diversified Economy
Urban Greening Program	See Healthy, Livable and Equitable Communities
Neighborhood Beautification Program	

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Green Streets

Green Streets is a concept that often works in conjunction with Complete Streets. Green Streets is a sustainable stormwater management and landscaping strategy that utilizes a combination of increased permeable surfaces and planted areas, soil filtration, vegetative bio-retention and underground stormwater retention basins to maximize groundwater recharge. Green streets not only improves water quality and drainage, but also improves mobility and promotes complete streets through traffic calming, and enhancing the pedestrian experience through sustainable landscaping, such as bio-swales, street trees, rain gardens and planters.

Chapter 5: Air Quality Element

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I. Introduction

The South Coast Air Basin, which includes the majority of the County, continues to have among the worst air quality ratings in the country. Additionally, climate change, caused by an increase in greenhouse gas emissions, is one of the most pressing environmental issues faced by all levels of government. Air pollution and climate change pose serious threats to the environment, economy, and public health.

The Air Quality Element addresses the General Plan's Guiding Principles by promoting clean air and addressing climate change. In addition to Smart Growth policies, such as building sustainably and reducing energy consumption, the Air Quality Element discusses clean air as a positive outcome of smart growth land use policies to reduce VMTs, traffic congestion and greenhouse gas emissions, and Environmental Resource Management policies to protect resources. The Air Quality Element also addresses how the provision of Sufficient Community Services and Infrastructure, especially the County's vast transportation network, needs to include considerations for the impacts on air quality and quality of life. The Air Quality Element also discusses the importance of clean air in planning for Healthy, Livable, and Equitable Communities, and for the workforce in building a Strong and Diversified Economy.

The Air Quality Element summarizes air quality issues and outlines the goals and policies in the General Plan that will improve air quality and reduce the greenhouse gas emissions.

II. Background

Air Pollutants

The air quality in Southern California does not meet state and federal standards. The American Lung Association consistently gives the County failing grades in the amount of ozone and particulate pollution in the air. Although smog levels are impacted by seasons and weather patterns, smog is visible in the air on most days.

The County is a large basin with the Pacific Ocean to the west, and several mountain ranges with 11,000 foot peaks to the east and south. Frequent sunny days and low rainfall contribute to ozone

formation, as well as high levels of fine particles and dust. In addition, the County is home to many diverse industries and the largest goods movement hub on the west coast. In spite of emission controls that are among the most stringent in the country, power generation and petroleum refining continue to be among the County's largest stationary sources of air pollution.

Poor air quality is a measurable environmental hazard that impacts public health, welfare and the economy. CARB has identified diesel PM as representing 70 percent of the known cancer risk from air toxics in the State. Diesel PM is primarily emitted from trucks, trains and ships, putting those who live near ports and distribution centers at greater risk. In addition, a 2008 report by the Institute of Economic and Environmental Studies at California State University Fullerton found that the State economy loses about \$28 billion annually due to premature deaths and illnesses linked to ozone and particulates from sources in the South Coast and San Joaquin air basins. Most of those costs, about \$25 billion, are connected to roughly 3,000 smog related deaths each year, but additional factors include work and school absences, emergency room visits, asthma attacks and other respiratory illnesses.

Poor air quality in the region is attributed to emissions from human activities and natural sources, as well as geography, local weather and climate. Specific causes of poor air quality include: natural factors, such as changes in the sun's intensity or slow changes in the Earth's orbit around the sun; natural processes within the climate system (e.g., changes in ocean circulation); human activities that change the atmosphere's composition (e.g., through burning fossil fuels) and the land surface (e.g., deforestation, reforestation, urbanization, desertification, etc.).

Federal, state and regional agencies regulate air pollutants and contaminants that harm human health. Regulations can include standard setting, ambient monitoring, developing permitting programs, enforcement activities, and establishing economic incentives to reduce air pollution. As shown in Figure 5.1, the County is divided into air basins, which are areas with similar meteorological and geographic conditions, as determined by the State. The majority of the County is in the South Coast Air Basin, while the area north of the San Gabriel Mountains is in the Mojave Desert Air Basin.

Figure 5.1: Los Angeles County Air Basins

Criteria Air Pollutants

The Clean Air Act requires the EPA to set National Ambient Air Quality Standards for six common air pollutants. These pollutants are called criteria air pollutants because the EPA has developed human health based and/or environmentally-based criteria (science based guidelines) for setting permissible levels:

- Ozone (O₃)
- Particulate matter (PM)
- Carbon monoxide (CO)
- Nitrogen dioxide (NO₂)
- Sulfur dioxide (SO₂)
- Lead (Pb)

Of the six identified criteria air pollutants, particle pollution and ground level ozone have the most widespread health threats. The County levels of ozone, particulate matter, and carbon monoxide continually exceed the National and California Ambient Air Quality Standards. Table 5.1 is a summary of the primary sources and effects of the federally identified criteria air pollutants.

Toxic Air Contaminants (TACs)

Many TACs, such as formaldehyde and methanol, do not have federal or state ambient air quality standards. However, exposure to TACs is associated with elevated risk of cancer, birth defects, genetic damage, and other adverse health effects.

TACs are regulated by technology based requirements that are enforced at the state and local level. In California, the Air Toxics Program and the Air Toxics “Hot Spots” Information and Assessment Act regulate TACs. In the County, operators of certain types of facilities must submit emissions inventories. The Air Toxics Program categorizes each facility as being high, intermediate, and low-priority based on the potency, toxicity, quantity, and volume of its emissions. If the risks are above established levels, facilities are required to notify surrounding populations and to develop and implement a risk reduction plan.

Greenhouse Gases

Greenhouse gases in the atmosphere affect the Earth’s heat balance by absorbing infrared radiation. This layer of gases prevents the escape of heat, similar to the function of a greenhouse. The most impactful greenhouse gases are water vapor, carbon dioxide, methane and ozone.

Greenhouse gases contribute to the destruction of the Earth’s naturally occurring ozone, which protects the planet from the damaging effects of solar ultraviolet radiation. The biggest contributors to ozone depletion are chlorofluorocarbons (CFCs), halons, carbon tetrachloride, methyl chloroform, and other halogenated compounds.

Table 5.1: Primary Sources and Effects of Criteria Pollutants

Pollutants	Source	LA County Classification	Primary Health Effects
Ozone (O ₃)	Atmospheric reaction of organic gases with nitrogen oxides in sunlight (“smog”)	Extreme non-attainment area	Aggravation of respiratory and cardiovascular diseases; reduced lung function; increased cough and chest discomfort
Fine Particulate Matter (PM ₁₀ and PM _{2.5})	Stationary combustion of fuels; construction activities; industrial processes, atmospheric chemical reactions	Serious non-attainment area	Reduced lung function; aggravation of respiratory and cardio respiratory diseases; increased mortality rate; reduced lung function growth in children.
Carbon Monoxide (CO)	Incomplete combustion of fuels, such as motor vehicle exhaust	Serious non-attainment area	Aggravation of some heart disease.

Nitrogen Dioxide (NO ₂)	Motor vehicle exhaust; high temperature stationary combustion; atmospheric reactions	*Concentrations have not exceeded national standards since 1991, but emissions remain a concern because of their contribution to O ₃ and PM	Aggravation of respiratory illness.
Sulfur Dioxide (SO ₂)	Combustion of sulfur containing fossil fuels; smelting of sulfur bearing metal ores; industrial processes	Attainment area	Aggravation of respiratory diseases (asthma, emphysema); reduced lung function.
Lead (Pb)	Contaminated soil	Attainment area	Behavioral and hearing disabilities in children; nervous system impairment.

Source: South Coast Air Quality Management District, 2005.

Climate Change

Climate change refers to any significant change in measures of climate (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer). While climate change is not solely the result of poor air quality, the two have many common causes and effects.

Scientists believe that the Earth is warming faster than at any time in the previous 1,000 years. According to the California Energy Commission, the average global surface temperature has increased by 1.1 degrees Fahrenheit since the 19th century, and the 10 warmest years of the last century all occurred within the last 15 years.

The impacts of climate change are exacerbated by increases in emissions during warm weather. Warmer temperatures cause increased energy consumption through use of air conditioners, which increases emissions from power plants and from vehicles. Climate change causes warming, drying, and increased winds that result in hotter, harder to control wildfires. These wildfires result in increased levels of fine particulate matter that could also exceed state and federal standards and harm public health.

Legislation

The California Global Warming Solutions Act of 2006 (AB 32) manages and reduces greenhouse gas emissions in California. AB 32 requires that the California State Air Resources Board (CARB) establish a comprehensive program of regulatory and market mechanisms to reduce greenhouse gas emissions to 1990 levels by the year 2020.

The Sustainable Communities and Climate Protection Act of 2008 (SB 375) is one of many bills that implement AB 32 and requires CARB to develop regional greenhouse gas emission reduction targets for automobile and light trucks. It requires the 18 metropolitan planning organizations in California, such as SCAG, to coordinate land use, transportation and housing strategies, and prepare a Sustainable Communities Strategy to reduce the amount of Vehicle Miles Traveled (VMT) in their respective regions and demonstrate their ability to meet CARB's targets.

Existing County Programs

In 2006, the County Board of Supervisors adopted an Energy and Environmental Program (EEP) for the development and enhancement of energy conservation and environmental programs for County departments. The EEP consists of the following programs:

Energy and Water Efficiency

The Energy and Water Efficiency Program establishes a reduction target of 20 percent by 2015, and implements conservation monitoring practices and water and energy shortage awareness programs for County buildings and departments.

Green Building Construction and Operations

Green Building Operations: Requires that new construction of County-owned projects greater than 10,000 square feet attain a Leadership in Energy and Environmental Design (LEED) Silver certification.

Green Building Ordinance: Requires that all new construction within the County meet minimum standards for water and energy conservation, reduction of greenhouse gas emissions, and recycling construction and demolition materials. The ordinance sets a baseline standard that must be met by all new buildings, and requires all large-scale projects to meet more stringent green building requirements.

Low Impact Development Ordinance: Defines standards for all development projects within the County and serves to retain the site's predevelopment infiltration levels through the use of County approved Best Management Practices (BMPs). The low impact development standards are intended to distribute stormwater and urban runoff across development sites to help reduce adverse water quality impacts and help replenish groundwater supplies.

Drought Tolerant Landscaping Ordinance: Sets minimum standards for the design and installation of landscaping using drought tolerant and native plants that require minimum water. The drought tolerant landscaping standards help conserve water resources by requiring landscaping that is appropriate to the region's climate and to the nature of the project.

Environmental Stewardship

The Environmental Stewardship Program measures and reduces the County's environmental footprint, including the amount of greenhouse gases produced through direct and indirect County operations, and develops climate change related policies.

Public Outreach and Education

The Public Outreach and Education Program utilizes the County's communication and outreach channels to share utility industry information, facilitate implementation of subsidy and assistance programs, and spread energy conservation practices throughout the region.

III. Issues

1. Coordinating Land Use, Transportation and Air Quality Planning

The way land is developed, and how residences, jobs, shopping, recreation, and other destinations are situated within an area can impact air quality. Design and distance parameters can also help minimize emissions and lower potential health risk. Living near major sources of air pollution puts

people at greater health risk. Sensitive receptors, or users of residences, schools, daycare centers, parks and playgrounds, or medical facilities, are particularly susceptible to the impacts of air contaminants. Furthermore, CARB advises distancing requirements for sources of air pollution including freeways, distribution centers, ports, rail yards, refineries, chrome platers, dry cleaners that use perchloroethylene, and gasoline dispensing facilities.

In particular, studies indicate that residing near sources of traffic pollution is associated with adverse health effects, such as exacerbation of asthma, onset of childhood asthma, non-asthma respiratory symptoms, impaired lung function, reduced lung development during childhood, and cardiovascular morbidity and mortality. These associations are diminished with distance from the pollution source.

Given the association between traffic pollution and health, the California Air Resources Board recommends that freeways be sited at least 500 feet from residences, schools, and other sensitive land uses. Other reputable research entities such as the Health Effects Institute indicate that exposure to unhealthy traffic emissions may in fact occur up to 300 to 500 meters (approximately 984 to 1640 feet). The range reported by HEI reflects the variable influence of background pollution concentrations, meteorological conditions, and season. Parks and recreational facilities provide great benefits to community residents, including increased levels of physical activity, improved mental health, and opportunities to strengthen social ties with neighbors. However, siting parks and active recreational facilities near freeways may increase public exposure to harmful pollutants, particularly while exercising. Studies show that heavy exercise near sources of traffic pollution may have adverse health effects. However, there are also substantial health benefits associated with exercise.

Developing land and transportation systems to reduce the need for vehicle trips and provide alternative modes of transportation can improve air quality. The General Plan Mobility Element and Land Use Element provide a wide array of transportation based policies to reduce VMTs, such as improving the efficiency of the County roadway network; mobility management, such as increased ridesharing and vanpools; and improving the jobs-housing balance. There is a direct link between transportation activities and air pollution. According to SCAQMD, mobile sources of pollution, such as cars, trucks, buses, construction equipment, trains, ships and airplanes, account for 60 percent of all smog producing emissions in the region. Additionally, the County's highly congested freeways and highways further contribute to the conditions that produce air pollution. The continued population growth that is projected for the County could overwhelm these air quality gains unless careful attention is paid to voluntary and regulatory measures that reduce transportation related emissions.

Furthermore, integrating land use plans, transportation plans, and air quality plans can help minimize exposure to toxic air pollutant emissions from industrial and other stationary sources.

2. Responding to Climate Change

Climate change will have a number of adverse impacts on the County's ecosystems and economy. Various scenarios predict intense flooding or prolonged droughts, higher temperatures that can lead to frequent wildfires, and rising sea levels that will affect low-lying coastal areas. The largest greenhouse gas contributor is carbon dioxide, and in California, more than 35 percent of the fossil fuel emissions of carbon dioxide are related to transportation uses. As the County has some of the highest rates of single occupant vehicle use, traffic congestion, and VMTs in the country, the County is a significant contributor to climate change.

The Los Angeles Regional Collaborative (LARC) is a network of leaders from government, the business community, academia, labor, and environmental and community groups dedicated to encouraging greater coordination and cooperation in addressing climate change at the local and regional levels. The purpose of this collaboration is to share information, foster partnerships, and

develop systemwide strategies to address climate change and promote a green economy through sustainable communities.

Climate Action Plan

A Climate Action Plan is a local commitment to fulfilling the objectives outlined in AB 32. The County's Climate Action Plan will specify the County's goals for greenhouse gas emission reductions by 2020. The Climate Action Plan will include an inventory of greenhouse gas emissions (municipal and community); an action plan for how the County will meet its GHG emission targets; and the mechanism for tracking and evaluating its progress toward meeting the County's goals.

IV. Goals and Policies

Goal AQ 1: Protection from exposure to harmful air pollutants.

- Policy AQ 1.1: Encourage new residential, commercial, and industrial development to reduce impacts from air pollution sources.
- Policy AQ 1.2: Minimize the health risks to people from industrial toxic or hazardous air pollutant emissions.
- Policy AQ 1.3: Encourage the use of low or no VOC emitting materials.
- Policy AQ 1.4: Reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.
- Policy AQ 1.5: Work with local air quality management districts to publicize air quality warnings, and to track potential sources of airborne toxics from identified mobile and stationary sources.

Goal AQ 2: The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.

- Policy AQ 2.1: Discourage the development of sensitive land uses, such as residences, schools, daycare centers, medical facilities, or parks with active recreational facilities within 500 feet of a freeway.
- Policy AQ 2.2: Encourage sensitive uses, such as residences, schools, daycare centers, medical facilities, or parks with active recreational facilities within 1500 feet of a freeway to adhere to current best practice mitigation measures to reduce exposure to air pollution.
- Policy AQ 2.3: Require all access roads, driveways, and parking areas that serve new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of use.
- Policy AQ 2.4: Require the use of zero, low-emission, biodiesel or hybrid vehicles in the County motor pool.
- Policy AQ 2.5: Reduce emissions from traffic congestion and vehicle trips through the support of alternative modes of transportation.
- Policy AQ 2.6: Regulate the siting and development of land uses that encourage cars and trucks to idle, such as drive through establishments.

- Policy AQ 2.7: Participate in, and effectively coordinate the development and implementation of community and regional air quality programs.
- Policy AQ 2.8: Require that any funding or land used to mitigate air quality impacts, be appropriated within the County.

Goal AQ 3: Implementation of plans and programs to address the impacts of climate change.

- Policy AQ 3.1: Prepare a Climate Action Plan for the unincorporated areas that includes an inventory of greenhouse gas emissions (operations and communitywide); an action plan for how the County will meet its GHG emission targets; and the mechanism for tracking and evaluating its progress toward meeting the County's goal.
- Policy AQ 3.2: Reduce energy consumption in County operations by 20 percent by 2015 using a 2003 baseline.
- Policy AQ 3.3: Reduce water consumption in County operations.
- Policy AQ 3.4: Participate in local, regional and state programs to reduce greenhouse gas emissions in the County.

Table 5.2: Air Quality Element Implementation Actions

Program	Location in Part III
County Industrial Land Use Strategy	See Strong and Diversified Economy
Climate Action Plan Program	See Healthy, Livable and Equitable Communities
PACE Financing Program	
Community Design Guidelines	
Air Quality and Sensitive Land Use Ordinance	

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Air Quality Regulating Agencies and Collaboration

Because air quality and climate change cannot be addressed by one agency independently, the County participates in many regional air quality planning activities with agencies and groups, including the South Coast Air Quality Management District and the Los Angeles Regional Collaborative for Climate Action and Sustainability. The following are federal, state and local agencies that regulate air quality in the County:

U.S. Environmental Protection Agency (U.S. EPA)

The U.S. EPA enforces the Federal Clean Air Act through multiple programs, policies and regulations. The U.S. EPA focuses on pollution prevention and energy efficiency, indoor and outdoor air quality, industrial air pollution, pollution from vehicles and engines, radon, acid rain, stratospheric ozone depletion, climate change, and radiation protection. The U.S. EPA sets emissions standards for mobile sources, such as automobiles, aircraft, certain ships, and locomotives. Information on the programs and activities in U.S. EPA Region IX, which includes California, can be found on the EPA web site at <http://www.epa.gov/region9>.

California Air Resources Board (CARB)

CARB is responsible for the implementation of the California Clean Air Act, establishing State ambient air quality standards, and overseeing several programs related to emission reduction activities. Per AB 32, CARB is also responsible for establishing a program to track and report greenhouse gas emissions, and to regulate, measure, and enforce the required greenhouse gas emission reductions. More information on CARB programs and activities can be found on their web site at <http://www.arb.ca.gov>.

South Coast Air Quality Management District (SCAQMD) and the Antelope Valley Air Quality Management District (AVAQMD)

The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD jurisdiction is approximately 10,743 square miles and includes the entire County except for the Antelope Valley, which is covered by the AVAQMD. The SCAQMD implements a wide range of programs and regulations that address point source pollution and mobile source emissions, and enforces air quality through inspections, fines, and educational training. Information on air quality management districts can be found on the AQMD web site, located at <http://www.aqmd.gov>.

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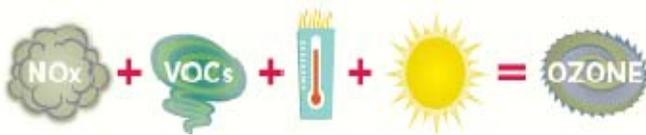
Development Policies That Reduce Greenhouse Gas Emissions

Implement land use strategies to encourage jobs-housing balance, promote transit-oriented development, and encourage high density development along transit corridors. Encourage compact, mixed use projects, forming urban villages designed to maximize affordable housing and encourage walking, bicycling and the use of public transit systems.

- Encourage infill, redevelopment, and higher density development, whether in incorporated or unincorporated settings.
- Encourage new development to integrate housing, civic and retail amenities (jobs, schools, parks, shopping opportunities) to help reduce VMT resulting from discretionary automobile trips.

Source: Governor's Office of Planning and Research, CEQA and Climate Change Technical Advisory, June 18, 2008

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What is Ozone?

According to the EPA and the California Air Resources Board, certain air pollutants may put people at-risk for developing cancer. The top three contributors of the potential cancer risk primarily come from motor vehicles--diesel PM, 1,3 butadiene, and benzene. Other air pollutants, such as hexavalent chromium and perchloroethylene, while not appearing to contribute as much to overall cancer risks, can present high risks to people living close to a source.

Source: American Lung Association, State of the Air 2010

[Text Box]

What Is a Carbon Footprint?

A carbon footprint is a measure of the impact our activities have on the environment, and in particular climate change. The carbon footprint relates to the amount of greenhouse gases produced in our day to day lives through burning fossil fuels for electricity, heating, transportation, and leisure activities. To find out ways to calculate and reduce your carbon footprint, visit the Carbon Footprint web site located at <http://www.carbonfootprint.com>.

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Green Building Third Party Certification

LEED

The LEED green building rating system, developed by the United States Green Building Council (USGBC), is a national standard for design, construction, and operation of green buildings and is the most widely accepted and recognized rubric for green building. In particular, LEED concentrates on sustainable site development, water savings, energy efficiency, the selection of recycled or local materials, and indoor environmental quality.

GreenPoint Rated

The GreenPoint Rated system for residential development was created specifically for use within California and emphasizes the need for water efficiency and energy conservation. GreenPoint Rated uses a flexible checklist approach that allows a builder to choose the green building elements that will fit best in their project, as well as meet the sustainability goals of the project. The GreenPoint Rated system is organized into sections that address eco-friendly design and construction practices, including structural frame and building envelope, landscaping, site design, building performance, heating, ventilation and air conditioning, and renewable energy.

DRAFT

Chapter 6: Conservation and Open Space Element

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I. Introduction

The protection of the County's natural resources and open space areas is vital as Los Angeles County is heavily urbanized, and most of the remaining natural resources and open space areas are located within unincorporated areas. The County must act as the steward for the County's remaining natural resources and open space areas, and preserve and protect this land from inappropriate development patterns.

The Conservation and Open Space Element addresses the General Plan's Guiding Principles by serving as the policy guide for the majority of the County's Environmental Resource Management policies and programs. The Conservation and Open Space Element also addresses issues that are integral to Smart Growth principles and planning for Healthy, Livable, and Equitable Communities, such as water, biological and energy resource management and scenic resource preservation. The Conservation and Open Space Element addresses Sufficient Infrastructure and Community Services by providing a long-range vision to preserve important infrastructure needs, such as the County's water and food production supply. The preservation policies of the County's resources in the Conservation and Open Space Element also contribute to a Strong and Diversified Economy, as they relate to sustainable emerging industries and recreational and scenic opportunities that foster tourism.

The Conservation and Open Space Element guides the long-term preservation and conservation efforts of the County's natural resources and open space areas. The Conservation and Open Space Element addresses the following open space areas: Open Space Resources; Biological Resources; Water Resources; Agricultural Resources; Mineral and Energy Resources; Scenic Resources; and Historical, Cultural and Paleontological Resources.

II. Open Space Resources

This section addresses the County's open space and natural area resources, and provides policies for preserving and managing open space areas through conservation, acquisition, and easements.

Background

The County's open space resources are public and private lands and waters that are preserved in perpetuity or for long-term open space and recreational uses. Existing open spaces in the unincorporated areas include County parks and beaches, conservancy lands, state parklands, and federal lands, such as national forests. Open space resources also include private and other open space lands, such as deed-restricted open space parcels and easements. Various stakeholders throughout the County share the responsibility to manage and preserve the County's open space resources.

Open Space Resources

Table 6.1 shows a summary of the County's open space in acres by category.

Table 6.1: Summary of Unincorporated Los Angeles County Open Space, in Acres

Open Space Category	Acres
Conservancy Lands	48,271.79
County Lands	16,834.24
Federal Lands	679,629.58
Other Open Space	19,912.06
Private Open Space Lands	9,181.03
State Lands	50,893.72
Total Open Space Acreage	824,722.43

Source: Los Angeles County Department of Regional Planning GIS Section

County Lands

The County Lands category includes open space areas owned and maintained by the Los Angeles County Department of Parks and Recreation (DPR): natural areas, wildlife and wildflower sanctuaries, and regional parks with significant natural resources. Examples include: Devil's Punchbowl Natural Area, High Desert Wildlife Sanctuaries, Whittier Narrows Recreation Area, Santa Fe Dam Recreation Area, and Schabarum Regional Park. Please refer to the Parks and Recreation Element for a full discussion on parkland resources.

Conservancy Lands

The County is home to scenic areas and diverse topographic, geologic and vegetative features. State-created and non-profit conservancies play a critical role in preserving many of these areas through the acquisition and preservation of open space areas throughout the County. A list and descriptions of partnering conservancies in the County can be found in Appendix E.

State Lands

The State Lands category includes open space and recreation areas owned and operated by the State. The California Department of Parks and Recreation has been instrumental in providing open space and recreation areas in the County. State parklands preserve important natural habitat areas, while providing both passive and active recreational opportunities that attract users throughout the region. The County is committed to preserving the quality of these areas by planning for compatible uses on adjacent lands. Examples of State Lands include Malibu Creek and Topanga State Park.

Federal Lands

The Federal Lands category refers to all land owned and/or managed by federal agencies.

National Forest

The Angeles National Forest and a small portion of the Los Padres National Forest encompass nearly 650,000 acres of land within the County. The Angeles National Forest stretches across the County in two sections encompassing the San Gabriel Mountain Range, and is 1,018 square miles,

or 25 percent of the entire land area of the County. The U.S. Forest Service is responsible for managing public forest lands. Its mission is the stewardship of forest lands and resources through programs that provide recreation and multiple uses of natural resources, wilderness areas, and significant habitat areas. The U.S. Forest Service prepares and periodically updates the Land and Resource Management Plan as a policy guide for the use of lands in the national forest.

Within the boundaries of the national forests, nearly 40,000 acres are privately-owned. For these parcels, commonly referred to as in holdings, the County retains responsibility for land use regulation.

National Recreation Area

The Santa Monica Mountains National Recreation Area is a part of the National Park System and is managed by the National Park Service. The Recreation Area preserves natural habitats, historical and cultural sites, offers recreational opportunities, and improves the air quality for the Los Angeles basin. Covered by chaparral, oak woodlands, and coastal sage scrub, it is home to many species listed as rare, threatened, or endangered.

Bureau of Land Management Land

The U.S. Bureau of Land Management (BLM) owns thousands of acres of open space land in the northern portion of the County. These primarily desert lands serve to preserve federally-listed endangered and threatened species, and where compatible, provide recreational, agricultural, and mining activities.

Private Open Space

The Private Open Space category includes private, deed-restricted open space parcels established through the development of new residential, commercial, or industrial projects.

The California Open Space Easement Act of 1969 sets forth general conditions governing the creation of recognized open space easements. Agreements or contracts establishing such easements specify the standards and conditions for uses and activities permitted within the area covered. Open space dedications are defined as privately-owned lands that have been set aside for permanent open space as part of a larger land development proposal. Commitment of such lands to open space use in perpetuity is typically assured through deed-restrictions or dedication of construction rights secured at the time of development permit approval. Within dedicated open space areas, standards and conditions for use are specifically set forth as conditions of the zoning permit or subdivision tract map.

Other Open Space

The Other Open Space category identifies open space with the potential to function as wildlife habitat or a recreational resource without compromising its primary function. These areas include easements along flood management channels, dams, drainage basins, utility easements (excluding major electric transmission lines), private golf courses and closed landfills.

Open Space Resources Policy Map

The Open Space Policy Map, Figure 6.1, aids decision-makers in identifying and maintaining open space lands and water bodies in an undisturbed state for public recreation, scenic enjoyment, resource production, and for the protection and study of natural ecosystems. Open Space Resources are part of the County's Special Management Areas Overlay and are regulated through

Open Space Resources goals and policies, and associated ordinances. For more information on the Special Management Areas Overlay, please refer to the Land Use Element.

Please refer to Appendix E for a list and description of the County's open space and natural areas.

Figure 6.1: Los Angeles County Open Space Areas

Issues

1. Open Space Preservation

Increased population growth and ongoing development activities continue to impact the County's open space areas. Open space areas are vital for the recreational, scenic and wilderness opportunities they provide. Leap frog development and sprawl affects the ability to preserve biotic diversity and to provide appropriate recreational amenities. Because of sprawling development, the County's open space areas are increasingly fragmented or isolated, which decreases connectivity.

2. Open Space Acquisition and Planning

The acquisition and conservation of open space areas is a challenging and expensive endeavor. Additionally, there is no coordinated master plan in the County to acquire, manage and preserve the County's remaining open space areas. Working in partnership with conservancies and other stakeholders that can purchase and acquire open space land is an important part of the County's open space acquisition strategy. A coordinated and collaborative effort to manage and fund a countywide open space master plan is needed to adequately protect the County's remaining open space areas.

Goals and Policies for Open Space Resources

Goal C/OS 1: Open space areas that meet the diverse needs of the County.

- Policy C/OS 1.1: Support the acquisition of new open space areas throughout the County.
- Policy C/OS 1.2: Implement programs and policies that enforce the responsible stewardship and preservation of open space areas throughout the County.
- Policy C/OS 1.3: Create an established network of open space areas that provide regional connectivity, between the southwestern extent of the Tehachapi Mountains to the Santa Monica Mountains, and from the southwestern extent of the Mojave Desert to the Puente Chino Hills.
- Policy C/OS 1.4: Increase and improve access to open space and natural areas for all users.
- Policy C/OS 1.5: Protect natural resources, natural areas, and open spaces on park properties.
- Policy C/OS 1.6: Prioritize open space acquisitions for lands that contain unique ecological features, streams, watersheds, woodlands, grasslands, and/or offer linkages that enhance wildlife movements and genetic diversity.

Goal C/OS 2: Effective collaboration in open space resource preservation.

- Policy C/OS 2.1: Establish new revenue generating mechanisms to leverage County resources to enhance and acquire open space and natural areas in the County.

- Policy C/OS 2.2: Participate in the development of multi-benefit open spaces throughout the County.
- Policy C/OS 2.3: Improve understanding and appreciation for natural areas through preservation programs and educational facilities.
- Policy C/OS 2.4: Collaborate with public, non-profit, and private organizations to acquire and protect open space land.

III. Biological Resources

The biotic resources found in the County are some of the most diverse in the country. They represent unusual or relatively undisturbed examples of the original plant and animal species that are indigenous to the County, and in many cases are not found outside of Southern California. Maintaining these resources is important, as new plant or animal species may still be found within a few miles of major urban centers, and the scientific and economic values of such biotic diversity is immeasurable.

Background

The County began to inventory biotic resources and identify important areas of biological diversity in the 1970s. The primary mechanism of the General Plan to conserve biological diversity is the Significant Ecological Area (SEA) Program. The SEA Program allows the County to implement many of its conservation goals and policies through biological resource assessments and land use regulations.

Significant Ecological Areas (SEAs)

SEAs are defined as ecologically important land and water systems that support valuable habitat for plants and animals, and are often integral to the preservation of rare, threatened or endangered species and the conservation of biological diversity in the County. An Ecological Transition Area (ETA), a subset of an SEA, identifies areas where the natural ecological features or systems have been degraded as a result of past or ongoing land use activities, but are deemed functionally integral to the SEA.

Conservation of the County's biotic diversity is the main objective of the SEA Program, and connectivity between important natural habitats plays a vital role in maintaining biotic communities. The SEAs are not preserves, but areas where facilitating a balance between new, appropriately designed development and resource conservation are important in the County.

SEAs are part of the County's Special Management Areas Overlay Map and are regulated through General Plan goals and policies, and the Significant Ecological Area Ordinance. There are 31 SEAs in the County, as depicted in Figure 6.2, which identify diverse habitats from the ocean to the Mojave Desert. The SEA boundaries encompass ecological systems that include areas outside of the County's jurisdiction, such as cities and the national forest. For more information on the Special Management Areas Overlay, please refer to the Land Use Element. For background information on the SEA Program and descriptions of the SEAs, please refer to Appendix E.

A balance between development and the conservation of the County's unique biotic diversity can be achieved through an additional level of environmental review that proposed projects must undergo when located within an SEA. This review is conducted by members of the Significant Ecological Area Technical Advisory Committee (SEATAC), an advisory committee to the Regional Planning

Commission. The SEATAC members specialize in various areas of biology. Prior to the project design phase, SEATAC will review the biological resources and constraints and recommend a site design that will reduce or avoid impacts to sensitive resources. The process is designed to provide careful evaluation of projects within SEAs to ensure that the ecological function of the SEA is maintained.

Figure 6.2: Los Angeles County Significant Ecological Areas (SEAs)

Regional Habitat Linkages and Wildlife Corridors

The SEAs play a critical role in identifying the County's biotic diversity, and providing an opportunity to connect these areas with similar areas of biological importance in adjacent counties. For example, the Puente Hills SEA identifies a regionally significant open space that connects the Puente Hills in Los Angeles County with the Chino Hills in Orange County. Similarly, the Santa Monica Mountains, Santa Susana-Simi Hills, Santa Clara River and Santa Felicia Creek SEAs identify important connections to habitats in Ventura County. The San Andreas SEA identifies the regionally significant connection between the Santa Clara River watershed, the San Gabriel Mountains, the Antelope Valley, and the Tehachapi Mountains. The Antelope Valley SEA identifies connections between the San Gabriel Mountains and the Mojave Desert, which provide wildlife movement opportunities along the drainages into vast open areas in Kern and San Bernardino Counties.

The County's SEAs are part of a greater habitat linkage that extends beyond the County boundaries and is part of an expansive system of habitat linkages. Figure 6.3 schematically identifies the regional habitat linkages that connect biologically sensitive resources in the County to resource areas in adjacent local jurisdictions. The areas depicted are based on national forest boundaries, the County's SEAs, and a series of missing linkage design studies conducted by the South Coast Wildlands Project, which is a non-profit organization dedicated to ensuring functional habitat connectivity across diverse wildland networks.

Figure 6.3: Regional Habitat Linkages

Forests

The national forests located within the County contain extensive biological resources. Two thirds of the Angeles National Forest has slopes steeper than 60 percent, with elevations ranging from 1,200 to 10,000 feet above sea level. Forests include a variety of vegetative communities, ranging from semi-desert to dense woodlands that support thousands of species of plants and animals. There are 240 miles of perennial rivers and streams, as well as 19 lakes and reservoirs. The forests not only support biotic communities, but play a major role in the health of major watersheds. The forest floor allows rainfall and snowmelt to replenish groundwater basins, providing the County with approximately 13 percent of its annual water supply. Surface water runoff fills streams and rivers, which support riparian habitats. Activities that occur in the forests have a potential impact not only on biotic resources, but also on the quality of local water supplies. To protect these forest functions, the U.S. Forest Service has identified two thirds of the forest as sensitive watershed areas.

Coastal Zones

The biological resource value in the coastal zones, which include San Clemente Island, Santa Catalina Island, Marina del Rey, and the Santa Monica Mountains, is significant. The study and management of these resources are more rigorous than any other area in the County and any land disturbance is regulated through Local Coastal Plans and Programs, in conjunction with the

California Coastal Commission. For more information on the biological resources with the coastal zones, please refer to Appendix E.

Wetlands

Wetlands and habitats associated with water bodies are areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support vegetation that is typically adapted for life in saturated soil conditions. Examples of wetlands include swamps, marshes, bogs, vernal pools, and playa lake areas. However, wetlands can also remain dry for long periods of time, making their identification and management potentially difficult. Wetlands contribute to water quality and the overall health of watersheds in several ways. They slow water flow, decrease erosion, filter water runoff, and provide habitat for many endangered plant and animal species.

Woodlands

The County's oak woodlands are an important resource that provides an abundance of aesthetic, ecological, and economic benefits to County residents. Oak woodland habitats are the most diverse terrestrial ecosystems in California. Similarly, riparian woodlands, California walnut, juniper, and Joshua tree woodlands provide habitat for multiple species within a concentrated area.

Issues

1. Preservation of Biotic Diversity

Development continues to be the main cause of species decline in the Southern California region, where approximately 20 percent of the species on the federal endangered species list are found, and habitats for 39 (14 percent) of these species are found in the County. The U.S. Fish and Wildlife Service under the Endangered Species Act protects federally-listed species, as does the California Department of Fish and Game (CDFG) for state-listed species. However, as plant or animal species are linked to a larger ecosystem for survival, the State recognizes that each local jurisdiction should bolster all species of wildlife for their intrinsic ecological values. The County uses this holistic approach in its preservation goals and policies for biotic and ecological resources, and through the SEA program, where the County identifies and protects biotic communities and ecological systems rather than individual species and their habitats.

2. Forests Preservation

The Angeles National Forest is the largest area of dedicated open space in the County, where a vast number of wildlife species depend for protection, foraging, and breeding. The County is responsible for the land use regulation of the nearly 40,000 acres privately-owned within the Forest boundary. Much of this land is in remote locations, subject to a high degree of natural hazards, and lacks adequate access to paved roads and water supply. The County does not encourage development in the national forests, and regulation is coordinated closely with the U.S. Forest Service.

3. Coastal Resource Preservation

Biological resources in coastal zones are identified through Sensitive Environmental Resource Areas (SERAs), which contain terrestrial or marine resources that, because of their characteristics and/or vulnerability, require special protection. SERAs are comprised of the following sub-categories: Environmentally Sensitive Habitat Areas (ESHAs); Significant Woodlands and Savannahs; Significant Watersheds; Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridor.

SERAs are not intended to function as isolated preservation areas, but rather as areas subject to strictly enforced environmental resource protections and land use regulations.

Biological resource management and regulation on Santa Catalina Island is implemented through the Santa Catalina Island Local Coastal Program. Island resources, such as SEAs, are identified in the Local Coastal Program and are subject to restrictive development regulations. Any changes to the SEA boundaries or associated regulations require an amendment to the Local Coastal Program and certification by the California Coastal Commission.

Land use regulation and jurisdictional authority in the Santa Monica Mountains Coastal Zone involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Malibu Land Use Plan and the Malibu Coastal Program District, and by both the County and the California Coastal Commission.

4. Wetlands Preservation

The Federal Emergency Wetlands Resources Act establishes a national wetlands conservation program, which requires states to include wetlands in their Comprehensive Outdoor Recreation Plans for management and preservation. California has lost over 90 percent of its original wetland areas, and the County has lost 95 percent. The County is dedicated to preserving its remaining wetlands and supports the wetland reclamation and conservation efforts of numerous non-profit organizations. In addition to County policy and regulation, projects that are subject to CEQA and located in a wetland are forwarded to applicable state and federal agencies for further review and permitting requirements.

5. Woodlands Preservation

Various types of woodlands are found in the County, including riparian woodlands; California walnut woodlands in the San Gabriel Valley and Puente Hills; juniper, and Joshua tree woodlands in the Antelope Valley and oak woodlands countywide. The long-term health of the County's remaining woodlands is threatened by a number of factors, primarily infrastructure and development. Protecting the County's remaining woodlands through policy and regulation will help retain these valuable biological resources.

6. Urban Wildland Interface

The area where the edge of the forest and other natural open space meets development is called the urban wildland interface. The urban wildland interface is often under development pressure due to its proximity to the scenic and recreational amenities of wild and open space areas. The County discourages development in the urban wildland interface because development requires the removal of vegetation around structures for fire protection, which may require vegetation removal on adjacent forest or parkland; erosion from hillside development may occur; and mountainous terrain subjects structures to severe fire hazards and to potential landslides due to seismic activity.

Goals and Policies for Biological Resources

Goal C/OS 3: Biologically-diverse ecological systems, including riparian resources, wildlife corridors and woodlands, preserved in perpetuity.

- Policy C/OS 3.1: Participate in inter-jurisdictional collaborative strategies that protect biological resources.

- Policy C/OS 3.2: Consider the following in the design of a project that is located within an SEA, to the greatest extent feasible:
 - Preservation of biologically valuable habitats, species, wildlife corridors and linkages;
 - Protection of sensitive resources on the site within open space;
 - Protection of water sources from disturbance to maintain the ecological function of riparian habitats; and
 - Placement of the development in the least biologically sensitive areas on the site.
- Policy C/OS 3.3: Require that development within an SEA be designed to meet the SEATAC recommendations, to the greatest extent feasible.
- Policy C/OS 3.4: Maximize and preserve the ecological function of the County's diverse natural habitats, including coastal sage scrub, annual and perennial grasses, Joshua tree, juniper, California walnut, riparian woodlands, including western sycamore, and oak woodlands.
- Policy C/OS 3.5: Restore degraded streams, rivers, wetlands and other significant riparian resources to maintain ecological function.
- Policy C/OS 3.6: Preserve special status species, their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.
- Policy C/OS 3.7: Limit development in areas with identified significant ecological resources, such as SEAs.
- Policy C/OS 3.8: Maintain watercourses, riparian habitats, and wetlands including blue line streams, vernal pools and other drainages, in a natural state, unaltered by grading, fill, or diversion activities.
- Policy C/OS 3.9: Preserve and sustainably manage the County's forests and woodlands.
- Policy C/OS 3.10: Discourage new development in the urban-wildland interface.
- Policy C/OS 3.11: Ensure compatibility of development in the national forests in conjunction with the U.S. Forest Service Land and Resource Management Plan.
- Policy C/OS 3.12: Require that development mitigate 'in-kind' for unavoidable impacts on biologically sensitive areas within the County, and permanently preserve mitigation sites.

[Text Box]

Oak Woodlands

As defined by the California Department of Fish and Game, an oak woodland is an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover. Associated with that canopy cover and connectivity are over 300 vertebrate species and more than 5,000 invertebrates, as well as hundreds of native understory plant species. The County is supporting the Resource Conservation District of the Santa Monica Mountains in its preparation of the Oak Woodlands Conservation Management Plan through the provision of technical advice from the Fire Department and Department of Regional Planning.

IV. Water Resources

The arid climate and landscape of the County requires that water be managed as an invaluable resource. The County recognizes that the effective management and preservation of its water resources is vital to preserving a high quality of life for County residents and businesses.

Background

Water Sources

The three major types of water sources in the County are major surface water, groundwater, and recycled water.

Major Surface Water

Most major surface waters serve as storage facilities. Lakes and reservoirs receive rainwater and snowmelt from rivers, streams, and imported supplies from aqueducts, holding them until the water is needed. Most of the County's major surface waters are controlled by man-made facilities. For example, a series of dams and spreading grounds are used to capture close to 80 percent of the water that flows from the San Gabriel Mountains and through the San Gabriel River. Some of these surface waters support fish and wildlife and provide recreation areas for County residents that are compatible with flood management and water conservation operations.

Due to the County's climate patterns, streams and rivers receive intermittent heavy winter rainstorms and little summer or fall precipitation, which affects the consistency of water flow. Small tributaries are also highly sensitive to pollution, and the cumulative impacts of polluted runoff and unnatural levels of silt degrades the water quality of these waterways to a much greater extent than a high volume river with continuous flow. The County works within its jurisdiction to improve the health of rivers, streams, and minor tributaries to enhance overall water resources, groundwater recharge, and wildlife habitat.

Groundwater

Groundwater is a crucial component of local fresh water supplies. Groundwater is the water beneath the Earth's surface that can be collected with wells, tunnels, or drainage galleries, or that flows naturally to the Earth's surface via seeps or springs. Eight major groundwater basins provide about one third of the County's overall water demand, except during times of drought. A reduction or decline in groundwater quantity or quality is detrimental to water users countywide, especially to the hundreds of households in rural areas who depend solely on private wells. Water accumulates

beneath the ground in saturated zones, or aquifers, which are referred to as groundwater basins. These aquifers can hold millions of acre-feet of water and extend for miles. Basins fill with water as a result of snowmelt, rain, and surface flow percolating through the soil.

Recycled Water

Recycled water is used primarily for recharging groundwater aquifers through spreading operations and injection at seawater barriers. Other uses of recycled water include irrigation of landscaping, most commonly in parks, golf courses, and for roadway medians; supplying industrial processes, such as cooling and transportation, washing, and rinsing; filling artificial and decorative ponds and lakes; and flushing toilets in large, non-residential buildings. The County Sanitation Districts operate reclamation plants throughout the County and are the largest producers of recycled water. Other producers of recycled water include the cities of Burbank, Glendale, Los Angeles, Santa Monica, and the Central, Las Virgenes, and West Water Districts. Three of these plants in the southern portion of the County are capable of delivering over 50,000 acre-feet of treated water each year to spreading grounds and injection wells to combat saltwater intrusion into groundwater basins from the Pacific Ocean. In the Antelope Valley, recycled water is used for agriculture and supports large bird populations at Piute Ponds.

Watersheds

A watershed is an area or region that, by its land characteristics, contributes to the flow of water, sediments, and dissolved materials from the land into a common river, lake, groundwater basin, ocean, or other water body. A watershed encompasses all interrelated functions of the water cycle, surface flow, soil movement, vegetation, and wildlife occurring in a land area that is naturally bounded by mountain ridgelines. Sub-watersheds are a smaller geographic section of a larger watershed unit within a drainage area. It is a vast undertaking to analyze the health of watersheds. However, individual watersheds are monitored to better understand the connections between their natural functions and human activities.

The County manages the following major watersheds, which are comprised of many sub-watersheds, as shown in Figure 6.4. For descriptions of these major watersheds, please refer to Appendix E.

- Antelope Valley Watershed
- Los Angeles River Watershed
- San Gabriel River Watershed
- Santa Clara River Watershed
- Santa Monica Bay Watershed

Watershed Management

Watershed management is a comprehensive approach to effectively protecting and restoring a watershed's natural resources and water quality, particularly the biological function of riparian habitat and aquatic systems. Watershed management integrates flood protection with water quality and conservation, and preserves existing open space for habitat and recreation.

Because a watershed encompasses many jurisdictions, water quality and natural resource issues are best managed at a regional or watershed level. The Los Angeles County Department of Public

Works has taken a leading role in engaging local stakeholders and local jurisdictions in an effort to generate partnerships, collaborate with educational and professional institutions, and develop and implement Watershed Master Plans throughout the County. These plans incorporate measures to maintain flood protection standards and provide assistance in the event of flooding, encourage watershed management practices, and improve the quality of water that flows to rivers, lakes, and the ocean.

Figure 6.4: Los Angeles County Major Watersheds

Water Regulation

The federal government established the Clean Water Act (CWA) in 1972 to “restore and maintain the chemical, physical, and biological integrity of the Nation’s waters” with the goal that “wherever attainable water quality should provide for the protection and propagation of fish, shellfish, and wildlife, and provide for recreation in and on the water.” The State Water Resources Control Board and the Regional Water Quality Control Boards, through the Ocean Plan and the Basin Plan, respectively, implement portions of the CWA by designating water bodies and their existing and potential uses as beneficial uses, and set forth policies that protect them from degradation.

In 1949, nine California Regional Water Quality Control Boards were established to protect the quality of receiving waters from adverse impacts of wastewater discharges. The Porter-Cologne Water Quality Act, also known as the California Water Code, enacted in 1969 by the State of California authorized the State to adopt, review, and revise policies for all water bodies in the State. The State also directed the Regional Boards to develop the Basin Plans to address water quality issues and protection for inland water bodies. The Basin Plan for Los Angeles was adopted in 1975 and is comprised of the Water Quality Control Plan for the Santa Clara River Basin and the Water Quality Control Plan for the Los Angeles Basin, with the latest amendment to the plan completed in 1994. The Antelope Valley, in the northeastern portion of the County, is under the jurisdiction of the Lahontan Regional Water Quality Control Board. The Lahontan Basin Plan took effect in 1995, replacing three earlier plans.

Under the California Water Code, the State Water Resources Control Board adopted the California Ocean Plan in 2005 to protect water quality for the use and enjoyment of the public through the control of the discharge of waste into the ocean. The beneficial uses to be protected include “industrial water supply; water contact and non-contact recreation, including aesthetic enjoyment; navigation; commercial and sport fishing; mariculture; preservation and enhancement of designated Areas of Special Biological Significance (ASBS); rare and endangered species; marine habitat; fish migration; fish spawning and shellfish harvesting.”

The Los Angeles and Lahontan Regional Boards’ Basin Plans and the State Water Board’s Ocean Plan protect the water bodies by designating them with beneficial uses and implementing programs to protect such uses. There are 24 beneficial uses developed and defined by the State and the Regional Boards designated to water bodies as “existing” or “potential.” Examples of beneficial uses include: municipal and domestic supply; water contact recreation; and preservation of biological habitats. A complete list of all the beneficial uses can be found in the Water Quality Control Plan Los Angeles Region (1994), the Water Quality Control Plan for the Lahontan Region (1995), and the California Ocean Plan (2005). These documents can be found on the State Southern Water Resources Control Board web site at <http://www.swrcb.ca.gov>.

National Pollutant Discharge Elimination System (NPDES)

In 1987, an amendment to the Clean Water Act effectively prohibited the discharge of pollutants to waters of the United States from stormwater, unless such discharge is in compliance with a NPDES Permit. The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies and stormwater channels.

The Los Angeles and Lahontan Regional Water Quality Control Boards are responsible for implementing the federally-mandated NPDES program in the County through the adoption of an Order, which is effectively the NPDES Permit for that region. The Los Angeles Regional Board's Permit designates 84 cities within the Board's region as permittees, and the County as the principal permittee of the NPDES Permit. The NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. The principal permittee is responsible for coordinating activities to comply with the requirements set forth in the NPDES Permit, but is not responsible for ensuring the compliance of any other permittee. The County's Stormwater Ordinance requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by a NPDES permit.

For the unincorporated areas, in accordance with the NPDES Permit, the County implements a Standard Urban Stormwater Mitigation Plan (SUSMP) at the project site level to address pollutants generated by specific activities and types of development. The main purpose of this planning program is to identify new construction and redevelopment projects that could contribute to stormwater pollution, and to mitigate run-off from those projects by requiring that certain Best Management Practices be implemented during and after construction. Moreover, the SUSMP prevents erosion by controlling runoff rates, protecting natural slopes and channels, and conserving natural areas.

For more information on the County's two Regional Water Quality Control Boards and their NPDES programs, please visit the State of California Environmental Protection Agency web site at <http://www.swrcb.ca.gov/rwqcb4> and <http://www.swrcb.ca.gov/rwqcb6>.

Areas of Special Biological Significance (ASBS)

Ocean areas requiring the protection of marine species or biological communities from an undesirable alteration in natural water quality are designated by the State Water Resources Control Board as ASBSs. There are 34 areas designated as ASBS. Of those, six are located within the jurisdiction of the County. Five ASBSs in the County are located off the coasts of the Channel Islands (one along the coastline of the San Clemente Island and four along the coastlines of Santa Catalina Island). The sixth ASBS (designated as "ASBS-24") is located along the coasts of Ventura and Los Angeles Counties, extending from Mugu Lagoon to Latigo Point. About two thirds of ASBS 24 lies along the coastline of the County.

Federal and state policies prohibit the discharge of pollutants into areas identified as ASBS. Specifically, the provision in the California Ocean Plan requires that "waste shall not be discharged to areas designated as being of special biological significance. Discharges shall be located a sufficient distance from such designated areas to assure maintenance of natural water quality conditions in these areas." The County owns and maintains dozens of storm drains that discharge into ASBS-24.

Issues

1. Water Quality

The U.S. Environmental Protection Agency has found that close to 218 million Americans live within 10 miles of a polluted lake, stream, river, or coastline, and most of the County falls within this category. The cost of cleaning polluted water bodies is significant. Water quality regulation and implementation programs are beginning to make a difference, but without major public awareness and behavioral changes, the clean up process will remain an ongoing challenge.

Because approximately one third of the County's local water supply is drawn from groundwater basins, the quality of this water source is critical. Contamination from past industrial and agricultural practices, saltwater intrusion, urban runoff, and leaking from contaminated underground storage tanks has decreased usable groundwater supplies throughout the County. Federal and state agencies, such as the Environmental Protection Agency and Regional Water Quality Control Boards, are working to improve the quality of groundwater by identifying contaminants, initiating clean-up efforts, and bringing enforcement actions against polluters. To reduce pollution in the future, each city and the County are implementing water pollution prevention programs appropriate for their jurisdiction.

Section 303(d) of the CWA requires states to identify and establish a list of water bodies for which technology based effluent limitations required by section 301 of the CWA are not stringent enough to attain and maintain applicable water quality standards. These water bodies on the 303(d) list are termed "impaired water bodies." For each water body identified in the 303(d) list, states are required to develop Total Maximum Daily Load (TMDL), which is the maximum amount of a pollutant that a water body can receive and still attain water quality standards. Any pollution above that maximum TMDL has to be "budgeted," meaning that the remaining pollution is allocated for reduction among the various sources of the pollutant in order to regain the beneficial uses of the water body.

The majority of the water bodies in the County, including rivers, lakes, coastal estuaries, bays, and beaches, are in violation of the CWA and are placed on the 303(d) list. More than a dozen different pollutants including metals, nutrients, bacteria, organics, pesticides, trash, and other contaminants are found in the County's water bodies in amounts significantly above established water quality standards.

2. Groundwater Depletion

In the southern portion of the County, the natural recharge process is severely hampered by impervious surfaces, or surfaces that do not permit the absorption of fluids, which are associated with urbanization and development. In the open space areas of the northern portion of the County, where substantial percolation occurs, water demand is so great that annual precipitation and spreading ground operations are not sufficient to recharge the basins.

In an effort to mitigate groundwater depletion, water agencies throughout the County have developed strategies to artificially recharge groundwater. One strategy involves purchasing imported water or utilizing recycled water and injecting it back into the water basins. Another strategy diverts imported water to designated spreading grounds, where it can percolate back into the water basins. In an effort to reduce imported water supplies, the County also diverts some of its treated stormwater into spreading grounds to replenish the groundwater supply.

3. Watershed Impacts

The General Plan recognizes the importance of utilizing a watershed-based planning approach. Rivers, streams, and other drainage courses can be greatly affected by land use planning within the watershed. The specific issues impacting water bodies within each watershed must be taken into

consideration, including pollutants of concern, TMDLs, natural ecology, and potential for hydromodification.

Goals and Policies for Water Resources

Goal C/OS 4: A protected and clean supply of water resources.

- Policy C/OS 4.1: Require compliance with adopted Municipal Separate Storm Sewer System, General Construction, and point source NPDES permits.
- Policy C/OS 4.2: Require compliance with NPDES stormwater permit requirements.
- Policy C/OS 4.3: Require compliance with all approved TDML implementation and compliance plans for impaired water bodies.
- Policy C/OS 4.4: Manage the use of septic systems adjacent to aqueducts, reservoirs and other sources of water to limit impacts to water bodies.
- Policy C/OS 4.5: Manage and prevent future hydromodification in County water sources.
- Policy C/OS 4.6: Improve the health of rivers, streams, and minor tributaries to enhance overall water resources and groundwater recharge.
- Policy C/OS 4.7: Eliminate point and non-point source water pollution.

Goal C/OS 5: Effectively manage water resources to reduce groundwater depletion.

- Policy C/OS 5.1: Require low impact development features to reduce downstream stormwater impacts.
- Policy C/OS 5.2: Protect natural groundwater recharge areas and artificial spreading grounds.
- Policy C/OS 5.3: Participate in the creation and implementation of programs and policies to conserve groundwater resources.
- Policy C/OS 5.4: Promote the development of multi-use facilities for stormwater quality improvement, groundwater recharge, flood management, and other compatible uses.

Goal C/OS 6: Watersheds that are healthy and protected from harmful impacts.

- Policy C/OS 6.1: Ensure healthy and productive watersheds for future generations.
- Policy C/OS 6.2: Support the preservation, restoration and strategic acquisition of open space to preserve natural streams, drainage channels, wetlands, and rivers which are necessary for the healthy function of watersheds.
- Policy C/OS 6.3: Support the preparation and implementation of watershed and river master plans.
- Policy C/OS 6.4: Consider specific issues impacting water bodies within each watershed, including pollutants of concern, TMDLs, natural ecology, and potential for hydromodification in water management planning.

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Low Impact Development (LID)

LID is an ecosystem based approach to stormwater management that utilizes a site's pre-development hydrology. LID uses design techniques, such as maintaining recharge areas, buffer zones, open spaces, and drainage courses. It also utilizes infiltration swales, grading strategies, and open drainage systems to infiltrate, filter, store, and detain stormwater runoff close to its source as opposed to conveying and treating it in large and costly end-of-pipe facilities. LID employs techniques that reduce the use of pipes, ponds, curbs, and gutters in subdivisions and other infrastructure improvement projects.

[Text Box]

Integrated Regional Water Management Plans (IRWMP's)

Integrated Regional Water Management Plans (IRWMP's) define a clear vision and strategy for the sustainable management of water resources within a specific region delineated by one or more watersheds. IRWMP's generally contain an assessment of current and future water demand, water supply, water quality, and environmental needs. They address the challenges for delivering a stable and clean supply of water for the public, addressing stormwater and urban runoff water quality, providing flood protection, meeting water infrastructure needs, maximizing the use of reclaimed water, enhancing water conservation, and promoting environmental stewardship.

During the planning process, all stakeholders, including water distributors and purveyors, regional waterworks and sanitation districts, local public works departments, environmental organizations, non-profits, and other vested interests work together to develop common goals, objectives, and strategies. Since water related issues are addressed on a regional, watershed basis, these plans are instrumental in building consensus amongst the various stakeholders in the development and prioritization of an action plan that is complementary and leverages inter-jurisdictional cooperation, resources, and available funding. There are four IRWMP regions in the County:

Antelope Valley IRWMP;

Upper Santa Clara River IRWMP;

Greater Los Angeles County IRWMP; and,

Los Angeles Gateway Region.

For more information on the IRWMP's, please go to <http://www.avwaterplan.org>, <http://www.scrwaterplan.org>, or <http://www.lawaterplan.org>, respectively.

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Total Maximum Daily Load (TMDL) Implementation Plan

The TMDL Implementation Plan provides a schedule for responsible jurisdictions to implement systems, programs, and Best Management Practices (BMPs) to comply with progressive pollutant reduction schedules. As of March 2008, 15 TMDLs are in effect, and the remaining 35 TMDLs that are expected to be established by 2012 are being developed by the Los Angeles Regional Water Quality Control Board. The development of each TMDL results in an amendment of the Basin Plan, and subsequent inclusion into the National Pollutant Discharge Elimination System (NPDES) Permit program. The County is engaged in taking actions to mitigate the impact that urbanization has caused on its water resources and the environment.

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Hydromodification

Hydromodification is one of the leading sources of impairment in streams, lakes, estuaries, aquifers, and other water bodies in the country. Three major types of hydromodification activities--channelization and channel modification, dams, and stream bank and shoreline erosion--change a water body's physical structure as well as its natural function. These changes can cause problems such as changes in flow, increased sedimentation, higher water temperature, lower dissolved oxygen, degradation of aquatic habitat structure, loss of fish and other aquatic populations, and decreased water quality. It is important to properly manage hydromodification activities to reduce non-point source pollution in surface and ground water.

V. Agricultural Resources

Agricultural land is an important resource in the State of California and in Los Angeles County. Much of the agrarian land in the County has been developed. Therefore, agricultural land is viewed as a non-renewable resource that needs to be protected from conversion and encroachment of non-agricultural uses.

Background

The County produced over \$270 million in agriculture products in 2006. Table 6.2 summarizes the dollar value of the crops and farm products produced in the County. Nursery products remain the number one crop produced in the County. Harvested acreage for vegetable crops dropped 30 percent from the previous year, and the County saw production losses from vegetable crops, field crops, and dairy and livestock production. Production gains were seen in fruit and nut crops and nursery products.

Table 6.2: 2006 Value of Los Angeles County Agricultural Crops and Commodities

Commodity	2006 Value
Nursery Products (Indoor plants, ornamental trees, etc.)	\$191,879,000
Cut Flowers and Decoratives	\$581,000

Fruits and Nuts (Strawberries, avocados, cherries, apples, etc)	\$26,674,000
Vegetable Crops (Root vegetables, herbs, greens, etc.)	\$33,146,000
Field Crops (Alfalfa, grain hay, rangeland)	\$11,176,000
Livestock Production	\$6,228,000
Apiary (Honey, beeswax)	\$1,211,000
Forest Products (Firewood)	\$20,000
Total	\$270,915,000

Source: 2006 Los Angeles County Crop and Livestock Report

The emerging trend for agriculture in the County is one of less farming and of less land being used for agricultural activities. The 2002 U.S. Census of Agriculture counted a total of 1,543 farms in the County, which is a seven percent decrease from the previous 1997 Census. The Census shows a similar decreasing trend in the total number of acres used for farming. In 2002, the total number of acres in the County used for farming was 111,458, which is a 17 percent decrease from the 1997 Census. Although the average size of the farms in the County is 72 acres, the majority of the County's farms are 50 acres or smaller.

The U.S. Department of Agriculture (USDA), Natural Resources Conservation Service classifies soils into eight categories based on agricultural potential. This classification depends on factors, such as slope, organic matter, flooding potential, and erosion hazards. From this classification, prime soils (Class I and II soils) are identified for agricultural production. Based on this system, the California Department of Conservation Farmland Mapping and Monitoring Program identifies state farmland ideally suited for agricultural use. The program does not affect local land use decisions, but is an identification tool that can be used for policy purposes by local governments.

Agricultural Resources Areas (ARA)

Agricultural Resource Areas (ARA) are areas where the General Plan promotes the preservation of agricultural uses. The ARA consists of areas that have been historically farmed in the County. In addition, the ARA includes farmland identified by the State Department of Conservation, including Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, and Unique Farmland. The ARA excludes the following: Sensitive Environmental Resource Areas; Significant Ecological Areas; Hillside Management Areas; areas with potential for soil erosion; areas with adopted Specific Plans; Rural Town Centers and Rural Town Areas, as described in the Antelope Valley Area Plan; and areas of fewer than 40 contiguous acres.

Figure 6.5, Agricultural Resource Areas Map, identifies areas where the County promotes the preservation of agricultural uses.

Figure 6.5: Los Angeles County Agricultural Resource Areas

Issues

1. Agricultural Land Use Compatibility

Increased population growth and accompanying development will result in the conversion of farmlands to non-agricultural uses. This is problematic in the northern portion of the County, which contains most of the farmland in the County and is also experiencing the most rapid population growth. As development in the County expands from urban centers into agricultural areas, conflicts between land uses may occur. Residents of new housing developments often voice concern over odors, dust, and pesticides from neighboring farms. Land adjacent to agricultural areas must be regulated to allow compatible land uses that will minimize these impacts.

2. Sustainable Agriculture

Certain agricultural practices have been identified as being major contributors to pollutants that impact air and water quality. Policies to promote agricultural production must also address air quality, water quality, water supply issues and other issues related to sustainability. Sustainable agricultural practices, such as organic farming, and limiting development in Agricultural Resource Areas, can help mitigate the potential impacts of agricultural production.

Goals and Policies for Agricultural Resources

Goal C/OS 7: Productive farmland that is protected for local food production, open space, public health, and the local economy.

- Policy C/OS 7.1: Protect Agricultural Resource Areas, and other land identified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance by the Department of Conservation, from encroaching development and discourage incompatible adjacent land uses.
- Policy C/OS 7.2: Limit non-agricultural uses in Agricultural Resource Areas, other land identified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance by the Department of Conservation.
- Policy C/OS 7.3: Encourage agricultural activities within the Agricultural Resource Area Overlay.

Goal C/OS 8: Sustainable agricultural practices.

- Policy C/OS 8.1: Support agricultural practices that minimize and reduce soil loss, minimize pesticide use, and prevent water runoff from affecting water, soil, and air quality.
- Policy C/OS 8.2: Support innovative agricultural practices that conserve resources and promote sustainability, such as drip irrigation, hydroponics, and organic farming.
- Policy C/OS 8.3: Support farmer's markets throughout the County.
- Policy C/OS 8.4: Support countywide community garden and urban farming programs.

[Text Box]

Sustainable Food Systems: Organic Farming, Urban Farming, and Community Gardens

Embodied in the principles of sustainability, sustainable agriculture refers to the production of food without the depletion of the Earth's resources or polluting of the environment. Sustainable agriculture addresses the social, economical, and environmental effects of farming. For more information on organic farming practices, please visit the National Sustainable Agriculture Information Service web site at <http://www.attra.org>.

Organic farming is a form of agricultural production that avoids or largely excludes the use of synthetic fertilizers, pesticides, herbicides, plant growth regulators and livestock feed additives. Organic farmers use crop rotation, crop residues, animal manures, other beneficial organisms, and mechanical cultivation to maintain soil productivity and control pests. Organic farming is considered environmentally responsible in that the exclusion of chemicals prevents the spread of these toxins into the air, water, soil, and food stuffs. There are an estimated 75 million acres of organic farmland in the world. In the United States, "organic" foods must be certified by the USDA. Any food that claims it is organic or organically produced must attain this certification. In the County, there is a limited amount of organic farming, reaching only 111 acres in 2006.

Urban farming refers to the practice of cultivating, processing and distributing food in, or around a village, town or city. Urban farming can be practiced as a food producing activity, for income, and in some cases simply for recreation. However, urban farming contributes to food security and food safety in two ways: first, it increases the amount of food available to people living in cities; and, second, it allows fresh vegetables and fruits and meat products to be made available to urban consumers. Because urban farming promotes local food production and distribution, urban farming activities are generally seen as sustainable practices. For more information on urban farming, please visit <http://www.urbanfarming.org>.

The American Community Garden Association allows a broad definition of what a community garden entails. Community gardens have been shown to provide a catalyst for neighborhood and community development, beautify neighborhoods, preserve or create urban green space, and create income opportunities and economic development. For more information on community gardens, please visit <http://www.communitygarden.org/>.

VI. Mineral and Energy Resources

The Mineral and Energy Resources section of the Conservation and Open Space Element addresses the use and management of valuable energy and mineral resources in the County, and the increasing importance of the conservation of these resources for future users. The demand for energy resources in the County is high, and projected growth in the region will continue to strain the County's energy and mineral supply.

Background

Mineral Resources

Mineral resources are commercially-viable aggregate or mineral deposits, such as sand, gravel, and other construction aggregate, oil, and natural gas. California is the largest consumer of sand and gravel in the country, but is also a major producer, generating approximately one billion dollars worth of mineral resources annually. The Los Angeles Metropolitan Area produces and consumes more construction aggregate than any other metropolitan area in the country. In light of projected growth, a continuous supply of minerals for urban infrastructure is essential to the Southern California economy.

The County depends on the State of California's Geological Survey to identify deposits of regionally-significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s). Four major MRZ-2s are designated in the County and are shown in Table 6.3: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The Soledad and Little Rock Creek MRZ-2s contain significant deposits that can provide for future needs through the year 2046. However, the Sun Valley MRZ-2 is near depletion, and the Irwindale MRZ-2 is expected to approach depletion in 2017. The County's MRZ-2s are shown in Figure 6.6, the Los Angeles County Natural Resource Areas Map.

Table 6.3: Geologic Inventory of Mineral Resources in Los Angeles County

Production Region	Aggregate Reserves as of 1999	Per Capita Consumption Rates	Estimated Depletion Year
Irwindale Production Area	250 Million Tons	4.0 Tons	2017
Little Rock Creek Fan	250 Million Tons	12.7 Tons	2046
Soledad Production Area	160 Million Tons	9.9 Tons	2046
Sun Valley Production Area	20 Million Tons	2.4 Tons	Unknown

Source: California State Mining & Geology Board, Aggregate Resources in the Los Angeles Metropolitan Area, 1999

Figure 6.6: Los Angeles County Natural Resource Areas Map

Oil and Natural Gas Resources

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR)

permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process. The County's involvement is limited to zoning and land use regulations that protect surrounding communities from oil production impacts. Strict standards for the installation, operation, and decommissioning of oil derricks are necessary to protect natural resources and prevent excessive grading in hillside areas.

Energy Resources

Energy in California is produced from a variety of non-renewable and renewable natural resources, including oil, natural gas, and hydrologic, wind, and solar power. Although non-renewable energy resources (oil and natural gas) generate a majority of its energy, the State has one of the most diverse portfolios of renewable energy resources in the country. Renewable energy is derived from resources that are regenerative and cannot be depleted, such as wind and solar power. For this reason, renewable energy sources are fundamentally different from fossil fuels, such as coal, oil, and natural gas, which are finite and also produce harmful greenhouse gases and other pollutants. Aside from existing oil and natural gas deposits, the State's topography and climate easily lend themselves to the production of energy from hydrologic, wind, solar, and tidal power. There are significant opportunities for the County to produce energy from renewable sources.

Figure 6.5, the Los Angeles County Natural Resource Areas Map identifies potential renewable energy sources in the County. More information about solar energy can be found on the County's web site at <http://lacounty.solarmap.org>.

Mineral Resource Zone Regulation and Conservation

The California Department of Conservation protects mineral resources to ensure adequate supplies for future production. The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. An important component of SMARA requires that all surface mine sites be reclaimed to a productive second use upon the completion of mining (Public Resources Code, sub-sections 2712 (a),(b), and (c)).

In a joint regulatory effort, SMARA authorizes local governments to assist the State in issuing mining permits and monitoring site reclamation efforts. To manage mining resources, the County has incorporated mineral resource policies into the Open Space and Conservation Element. In addition to these policies, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Issues

1. Development in Mineral Resource Areas

Mineral Resource Areas include existing surface mining activities, identified by the State Mining and Geology Board, and areas suitable for the production of energy resources, including crude oil and natural gas. Many issues arise from the incompatible development of land around a Mineral Resource Area. Mineral resource extraction activities often garner community complaints due to perceived environmental threats and extraction operations. The General Plan protects the County Mineral Resource Areas, as well as the extraction of these activities, by encouraging compatible land uses in surrounding and adjacent areas.

2. Energy Conservation

Energy demand for transportation and non-transportation uses, including gasoline, electricity, heating, and cooling will continue to increase as the County's population grows. Energy consumption patterns demonstrate that County residents consume proportionally more energy for transportation than the rest of the State. Low-density, automobile-dependent communities place high demands on the County's declining energy resources. The Mobility Element policies promote rail, bus, carpool, bicycle, and pedestrian modes of transportation as alternatives to the single-occupant automobile, and the Land Use Element policies promote the efficient development and use of land to reduce consumptive land use patterns.

In addition, state and county building codes determine energy efficiency requirements for building construction. Changes to building codes over the years have resulted in substantial improvements in energy efficiency. This has translated into less energy required to light, cool, and heat buildings. In addition, green building techniques, such as the use of passive solar orientation, recycled building materials, improved insulation, energy star appliances, and onsite, small-scale renewable energy generation have contributed to energy conservation.

Goals and Policies for Mineral and Energy Resources

Goal C/OS 9: Locally available mineral resources to meet the needs of construction, transportation, and industry.

- Policy C/OS 9.1: Protect MRZs and access to MRZs from urban development and discourage incompatible adjacent land uses.

Goal C/OS 10: Mineral extraction activities that are conducted in a manner that minimizes impacts to the environment.

- Policy C/OS 10.1: Require mineral resource extraction activities to comply with County regulations and state laws and guidelines, such as the Surface Mining and Reclamation Act (SMARA), and the State Division of Oil, Gas and Geothermal Resources regulations.
- Policy C/OS 10.2: Encourage the recycling of abandoned mineral extraction sites to productive second uses.
- Policy C/OS 10.3: Require appropriate levels of remediation for all oil and natural gas production sites based on possible future uses.
- Policy C/OS 10.4: Restrict and regulate the installation, operation, and decommissioning of oil derricks to protect natural resources and prevent excessive grading in hillside areas.

Goal C/OS 11: Sustainable management of renewable and non-renewable energy resources.

- Policy C/OS 11.1: Expand the production and use of renewable energy resources.
- Policy C/OS 11.2: Encourage the effective management of non-renewable resources, such as ensuring adequate reserves to meet peak demands.
- Policy C/OS 11.3: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.

- Policy C/OS 11.4: Require maximum amounts of energy conservation in new development and municipal operations.

Goal C/OS 12: Energy efficiency and conservation through development and design techniques.

- Policy C/OS 12.1: Support the design of developments that provide substantial tree canopy cover and utilize light colored paving materials and reflective roofing to reduce the urban heat island effect.
- Policy C/OS 12.2: Require green building policies, low impact development, and drought tolerant landscaping in all development activities.
- Policy C/OS 12.3: Encourage development to optimize the solar orientation of buildings to maximize passive and active solar design techniques.

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Renewable Energy

In 2005, 73 to 90 percent of utility generated electricity output was natural gas fired, while renewable energy sources provided more than 10% of all electricity in California. When large hydroelectric facilities are included, that share jumps to more than 27 percent. In response to the Global Warming Solutions Act of 2006, the California Renewable Portfolio Standard Program, an initiative of the California Energy Commission, calls for this share to increase to 33 percent (not counting large hydroelectric facilities) by 2020. Potential renewable energy generators in the state include solar, wind, tidal, small-scale hydroelectric, geothermal, fuel cells, biomass, and landfill gas reclamation.

An important trend of renewable energy production focuses on the development of onsite energy generation. Onsite energy generation utilizes renewable energy technologies for onsite energy production. Onsite energy generation promotes investment in renewable energy infrastructure, creates an income generating use where utility companies buy back excess power, and relieves stress and dependence on the existing electrical grid's infrastructure.

The California Energy Commission is charged with the increased development of the renewable energy sector in California. There are several programs in the state that facilitate the development of renewable energy production, as well as energy conservation, including rebates for solar, wind, and fuel cell technologies, public education, and funding research and development of emerging renewable energy technologies. More information can be found on the California Energy Commissions Renewable Energy Programs web site at <http://www.energy.ca.gov/renewables>.

VII. Scenic Resources

The County recognizes that the coastline, mountain vistas, and other scenic features of the region are a significant resource for the County. This section of the Open Space and Conservation Element addresses the preservation of the County's valuable designated scenic areas, vistas, and roadways.

Background

The County's scenic resources consist of designated scenic highways and corridors (or routes), and County-recognized scenic hillsides and ridgelines.

Official State Scenic Highways and Corridors

The State Scenic Highway Program was created in 1963 to protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment. The Los Angeles County Scenic Highway Plan was created to conform to the State Scenic Highway Program. According to State guidelines, a highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view.

To be designated as an official State Scenic Highway, the County must create a Corridor Protection Program, which must be adopted by the County's Board of Supervisors. Each Corridor Protection Program must contain the following five elements related to preserving the nominated scenic highway:

- Regulation of land use and density of development;
- Detailed land and site planning;
- Control of outdoor advertising;
- Careful attention to and control of earthmoving and landscaping; and,
- Attention to design and appearance of structures and equipment.

For more information on highway nominations for official State scenic designation, please visit the California Department of Transportation Scenic Highway Program web site at http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm.

The County contains three official scenic highways, as seen in Table 6.4 and Figure 6.7.

Table 6.4: County Official State Scenic Highways

Highway	Location
Angeles Crest Highway-Route 2	From 2.7 miles north of I-210 to the San Bernardino County Line.
Mulholland Highway (2 sections)	From CA 1 to Kanan Dume Rd. From West of Cornell Rd. to East of Las Virgenes Rd.
Malibu Canyon–Las Virgenes Highway	From CA 1 to Lost Hills Rd.

Figure 6.7: Los Angeles County Scenic Highways

Hillside Management Areas, Scenic Viewsheds, and Ridgelines

Other scenic resources in the County include scenic hillsides, scenic viewsheds, and ridgelines.

Hillsides

The San Gabriel Mountains, Verdugo Hills, Santa Susana Mountains, Simi Hills, Santa Monica Mountains and Puente Hills play a major role in physically defining the County's diverse communities.

They not only create dramatic backdrops against densely developed suburbs and communities, but also provide extensive environmental and public benefits to County residents.

The vast majority of the native plant and animal species within the County reside within the hilly and mountainous terrain. Mountain lions, bobcat, black bear and deer are among the larger animals that inhabit these areas, indicating by their presence that smaller mammals and vegetation within the food chain are stable. A high number of heritage oak trees, 100 to 600 years old, occur in many of the County's oak woodlands and further indicate the biological significance of these areas.

In addition to their scenic beauty, undeveloped mountains and hills serve to protect the overall health of watersheds. They provide natural drainage systems, which play a role in water quality, slope stability, stormwater runoff, erosion control and groundwater replenishment.

Scenic Viewsheds

A scenic viewshed provides a scenic vista from a given location, such as a highway, a park, a hiking trail, or even from a particular neighborhood. The boundaries of a viewshed are defined by the field of view to the nearest ridgeline. Scenic viewsheds in the County vary by location and community and can include ridgelines, unique rock outcroppings, waterfalls, ocean views or various other unusual or scenic landforms.

Ridgelines

There are numerous ridgelines that provide dramatic views for unincorporated areas. The General Plan supports the protection and preservation of the County's significant ridgelines, and allows individual communities to identify and regulate their ridgeline resources. To identify significant ridgelines, the following criteria must be considered:

- Topographic complexity;
- Uniqueness of character and location;
- Presence of cultural or historical landmarks;
- Visual dominance on the skyline or viewshed, such as the height and elevation of a ridgeline; and,
- Environmental significance to natural ecosystems, parks, and trail systems.

Figure 6.8 identifies the County's Hillside Management and designated Ridgeline Management Areas.

Figure 6.8: Los Angeles County Ridgelines and Hillside Management Areas

Issues

Protection of Scenic Resources

Southern California has lost many of its scenic resources due to a variety of human activities. In the absence of adequate land use controls, many scenic resources have been adversely affected by unsightly development and sprawl. The visual pollution associated with the proliferation of billboards, signs, utility lines, and unsightly uses detracts from and often obscures many of the County's scenic resources. Another factor that significantly affects visual quality is air pollution. Man-made sources of

air pollution, particularly tailpipe emissions from cars and trucks, contribute to the reduction of visibility and to the deterioration of some vegetation and wildlife.

Hillside Regulation

The geologic instability of the County's mountain ranges is apparent in the numerous earthquake-induced landslide and liquefaction areas in the County. A majority of the mountains and hilly terrain in the County is steeply sloped land of 25 percent slope, with a large portion of this area greater than 50 percent slope. Development of terrain this steep is costly and the public costs associated with years of safety and public services in certain areas can be prohibitive. The highest and best use for some mountainous terrain may be as an airshed, watershed and natural habitat.

In addition, hillside development has the potential to change natural drainage systems and remove the native vegetation that once slowed water runoff. The removal of vegetation eliminates the natural containment of runoff. Water cannot then percolate into the soil, and instead gathers velocity as it flows down the hillside, causing accelerated erosion. Erosion that is accelerated beyond its normal rate can deposit silt into streams and lakes, which can adversely affecting water quality, smother vegetation, and trigger landslides.

To conserve the natural beauty and public benefit of hillsides, land use activities that may result in environmental degradation are subject to regulations and design guidelines that limit hillside development based on slope, soil, natural drainage channels, and seismic and fire hazards. The Hillside Management Conditional Use Permit (CUP) is a regulatory vehicle to consider potential environmental degradation and hillside alteration in areas where the slope is 25 percent or greater.

The Hillside Management CUP allows clustering development at the base of the slope, limiting grading, and ensuring that the drainage configuration remains as natural as possible and will not adversely impact the area below the site. Hillside design guidelines are referenced during the pre-development and permit processing phases to minimize hillside alteration, preserve ridgeline silhouettes, determine traffic circulation and building placement by topography, and incorporate trails where appropriate. By imposing these design conditions, a more sensitive development will occur in the County's hillsides in a manner that respects the natural topography and biological resources of the area.

Goals and Policies for Scenic Resources

Goal C/OS 13: Protected visual and scenic resources.

- Policy C/OS 13.1: Protect the County's scenic resources through land use regulations that mitigate development impacts.
- Policy C/OS 13.2: Manage development in Hillside Management Areas (25 percent slope or greater) to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.
- Policy C/OS 13.3: Consider the following in the design of a project that is located within an HMA, to the greatest extent feasible:
 - Public safety and the preservation of hillside resources through the application of safety and conservation design standards;

- Maintenance of large contiguous open areas that limit landslide, liquefaction and fire hazards and protect natural features, such as significant ridgelines, watercourses and SEAs.
- Policy C/OS 13.4: Protect the County's ridgelines from incompatible development that diminishes their scenic value.
- Policy C/OS 13.5: Reduce light trespass, light pollution and other threats to scenic resources.
- Policy C/OS 13.6: Require development to be designed to create a consistent visual relationship with the natural terrain and vegetation.
- Policy C/OS 13.7: Require grading to conform to the existing terrain.
- Policy C/OS 13.8: Prohibit outdoor advertising and billboards along scenic routes, corridors and other scenic areas.
- Policy C/OS 13.9: Incorporate roadside rest stops, vista points, and interpretive displays into projects in scenic areas.

VIII. Historical, Cultural, and Paleontological Resources

Historical and cultural resources are an important part of the County's identity and contribute to the local economy. This section sets forth goals and policies for the management and preservation of historical, cultural, and paleontological resources in the County.

Background

Cultural heritage resources include historic buildings, structures, artifacts, sites, and districts of historic, architectural, archaeological, or paleontological significance. They may be locations of important events that were turning points in the history of the County, or be unique structures or groups of structures possessing distinct architectural features that depict a historical period of the County. Officially-recognized resources are integral parts of the built and natural environments, and must be considered in County land use actions. There may be other sites and structures that have not been identified and that have importance to local communities. In such cases, a community-based plan may designate these sites or structures as locally significant.

The County's cultural heritage resources are non-renewable and irreplaceable. The County aims to promote public awareness of their value, and their public enjoyment should be fostered whenever possible. To this end, the County promotes cooperative efforts between public and private organizations to identify, restore, and preserve these resources.

Cultural and Historical Resources

The County embraces the importance of protecting cultural heritage resources and is guided in development decisions by federal, state, and local programs that officially recognize these resources. The following legislative tools improve the protection and enhancement of historic and cultural structures in the County:

Local

- Los Angeles County Historical Landmarks and Records Commission reviews and recommends cultural heritage resources in the unincorporated area for inclusion in the State Historic Resources Inventory.

State

- The California State Parks Department's Office of Historic Preservation maintains the State Historic Resources Inventory, a compilation of all resources formally determined eligible for or listed in the National Register of Historic Places, the California Register of Historical Resources or designated as State Historical Landmarks or Points of Historical Interest.
- CEQA provides guidelines for the identification and protection of archaeological sites, artifacts, and paleontological resources. If a project threatens an archaeological or paleontological resource, the project is required to provide mitigation measures to protect the site or enable study and documentation of the site. Assessment of these resources requires a survey prepared by a qualified archaeologist or paleontologist.
- The State Historical Building Code (SHBC) is a set of regulations adopted in 1979 that was created to improve the protection and enhancement of historic structures. The intent of SHBC is to protect California's architectural heritage by recognizing the unique construction problems inherent in historic buildings and offering an alternative code to deal with these problems. The SHBC provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of structures designated as historic buildings. SHBC regulations are intended to facilitate restoration or accommodate change of occupancy so as to preserve a historic structure's original or restored architectural elements and features.

Federal

- The Federal Archaeological Resources Protection Act of 1979 protects archaeological resources and provides requirements for permit issuance to excavate or remove archaeological resources.
- The Native American Heritage Act of 1992 provides guidelines for the protection of Native American remains and artifacts.
- The National Register of Historic Places the National Register of Historic Places is the official list of the country's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.
- National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction.

Historical Resource Sites

The State of California designates historic resources as Historical Landmarks or Points of Historical Interest and lists them in the California Register of Historical Resources. Historical Landmarks are resources of statewide significance and Points of Historical Interest are resources of local

significance. Many of the resources listed in the California Register are also of national significance and are listed in the National Register of Historic Places.

The County has many Historical Landmarks and Points of Historical Interest in its jurisdiction, including the remnants of vast ranchos, routes of early explorers, historic railroad lines, and the homes of prominent people who shaped local history. The State Historical Resources Commission administers the California Register, which lists 506 historic resources throughout the County. While the great majority of these resources are located in cities, 13 are located in the unincorporated areas of the County. Figure 6.9 displays the location and designation of the 13 historic resources in the unincorporated areas.

Figure 6.9: Historical Resource Sites in the Unincorporated Areas

Issues

Land Use Compatibility and the Importance of a Local Process

The primary threats to the County's cultural and historical resources are incompatible land uses and development on or adjacent to the County's cultural heritage resource sites, a lack of a County registry, and the limitations of state and federal programs for historical protection.

Incompatible land uses and development adversely affect cultural sites by degrading the historical nature of the site through incompatible design features that are not historically appropriate, allowing development that blocks views or hinders the public's enjoyment of a particular cultural site, or development that removes or demolishes significant historical features on existing buildings.

In addition, a local registry or landmarks commission, which can be crucial to a successful historic and cultural preservation program, is needed in the County to identify cultural and historic resources not identified by state and federal programs. A local process also encourages the participation of stakeholders who are familiar with the historic and cultural resources within their communities.

Goals and Policies

Goal C/OS 14: Protected cultural heritage resources.

- Policy C/OS 14.1: Mitigate all impacts from new development on or adjacent to historical and cultural heritage resources sites to the greatest extent feasible.
- Policy C/OS 14.2: Support an inter-jurisdictional collaborative system that protects and enhances the County's cultural heritage resources.
- Policy C/OS 14.3: Support the preservation and rehabilitation of historic buildings.
- Policy C/OS 14.4: Ensure proper notification procedures to Native American tribes in accordance with Senate Bill 18 (2004).
- Policy C/OS 14.5: Promote public awareness of the County's cultural heritage resources.
- Policy C/OS 14.6: Ensure proper notification and recovery processes are carried out for development on or near historical and cultural heritage resource sites.

[Text Box]

Senate Bill (SB) 18

Senate Bill 18 (2004) requires California cities and counties to contact and consult with California Native American tribes prior to amending or adopting a General Plan or Specific Plan, or designating land as open space. SB 18 requires city and county governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places through local land use planning. SB 18 provides California Native American tribes an opportunity to participate in local land use decisions at an early stage in the planning process for the purpose of protecting, or mitigating, impacts to sites of cultural significance. Involving tribes early allows for ample consideration of cultural places in the context of broad local land use policy, before individual site specific, project level land use decisions are made by a local government.

Table 6.5: Conservation and Open Space Element Implementation Actions

Program	Location in Part III
Green Streets Initiative	See Smart Growth
Habitat Conservation Plan Mitigation Land Banking Program Open Space Land Acquisition Strategy Oak Woodlands Conservation Management Plan Sustainable Food Systems Ordinance Transfer of Development Rights Program Water Quality Initiatives Watershed and River Master Plans Scenic Resources Ordinance Agricultural Resources Ordinance Significant Ecological Areas Ordinance Hillside Management Areas Ordinance Mineral Resource Zones Ordinance	See Environmental Resource Management
Community Design Guidelines Historic Preservation Ordinance Urban Greening Program Solar Energy Orientation Study	See Healthy, Livable and Equitable Communities

Chapter 7: Parks and Recreation Element

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I. Introduction

The parks and recreational facilities of the County play a vital role in maintaining a high quality of life for County residents. The County owns and operates parks and recreational facilities in both unincorporated areas and cities in the County. These facilities serve the local needs of communities in the unincorporated areas, as well as countywide regional needs.

The Parks and Recreation Element addresses the General Plan’s Guiding Principles by providing policy direction for the maintenance and expansion of the County’s parks and recreation system. The provision of parks and recreational facilities to address a diversity of populations and needs is an important part of ensuring Sufficient Infrastructure and Community Services, and plays a key role in fostering livability and activities in conjunction with Smart Growth land use and mobility policies. Parks and recreation areas are an important part of the County’s landscape and tourism industry, which can contribute to planning for a Strong and Diverse Economy, and a strong parks and recreation system is one of the most important factors in planning for Healthy, Livable, and Equitable Communities. The Parks and Recreation Element also includes policies that implement effective Environmental Resource Management practices on its vast recreational and open space areas.

The purpose of the Parks and Recreation Element is to plan and provide for an integrated parks and recreation system that meets the needs of residents in the County. The goals and policies set forth in this Element address the growing and diverse recreational needs of the communities served by the County.

II. Background

Park and recreation planning in Los Angeles County is guided in part by several important plans and studies. Two documents that guide County park planning are the Parks and Recreation Strategic Plan and the Strategic Asset Management Plan (SAMP).

In 1992, the Department of Parks and Recreation prepared the Parks and Recreation Strategic Plan for 2010 to guide the decision-making process for future development of parks and implementation of recreation programs. The Strategic Plan assesses existing park acreage and future recreation needs; identifies goals, objectives, and policies for appropriate future actions; and includes recommendations based on needs, goals and public involvement to guide the future direction of parks and recreation in County. In 2003, the Department of Parks and Recreation updated the Strategic Plan to create a road map to meet the various community recreational needs as the population continued to grow and change. The document identifies important trends and opportunities, while setting the Department's direction for a five-year period.

In 2004, the Department prepared the SAMP for 2020 to provide County decision-makers, park planners, and the public with updated information and analyses, and to prioritize the allocation of scarce economic resources in the provision of parks, recreation facilities, and open space. The SAMP includes park inventories, identifies needs, and provides recommendations for each Park Planning Area and each Supervisorial District.

Parkland Classifications

For planning purposes, parks are classified by types, which are based on the size, use, and physical characteristics of the land. In addition, the traditional template of local and regional parks has been expanded to capture diverse opportunities for acquisition and development of parkland. The County's park system, including facilities that are owned, operated, and maintained by the County, totals 27,480 acres. Table 7.1 summarizes the acreage of local and regional parkland, by Planning Area. A complete inventory of the parks operated by the Department of Parks and Recreation can be found in Appendix F.

Table 7.1: Existing County Parkland, by Planning Area

Planning Area	Parkland, in Acres		
	Local	Regional	Total
Antelope Valley	49	3,227	3,276
East San Gabriel Valley	239	3,170	3,409
Coastal Islands	0	38	38
Gateway	61	784	845
Metro	92	392	484
Santa Clarita Valley	126	14,529	14,655
San Fernando Valley	8	500	508
Santa Monica Mountains	0	0	0
South Bay	25	568	593

Westside	20	384	404
West San Gabriel Valley	44	3,224	3,268
Total	664	26,816	27,480

Source: Los Angeles County Department of Parks and Recreation, October 2010.

The County offers a wide variety of parks and recreation resources. These facilities generally fall under two systems: local park system and regional park system. In addition, the County offers multi-user trails and access to other recreation facilities, such as city parks and facilities and private recreational facilities.

Local Park System

The local park system consists of parks of varying sizes that meet local needs and offer opportunities for daily recreation. This system includes community parks, neighborhood parks, pocket parks, and park nodes, and is summarized in Table 7.2.

Community Parks

Community parks are typically 10 to 20 acres, and serve several neighborhoods within a 1 to 2 mile radius of the park. Community parks that are located in residential neighborhoods serve both the needs of the community park service radius and neighborhood park service radius. Community parks provide opportunities for a wide variety of active and passive recreation activities. The amenities programmed into a community park are focused on meeting the needs of several neighborhoods or large sections of the community. They allow for group activities and recreational opportunities that may not be feasible in neighborhood parks. Amenities for community parks can include informal open play areas, children’s play apparatus, group picnic areas with overhead shelters, barbecues, lighted sports fields, basketball courts and tennis courts, public restrooms, concession building, maintenance building, onsite parking and information kiosks.

Neighborhood Parks

Neighborhood parks are typically 3 to 10 acres, and serve residents living within a half mile radius of the park. Neighborhood parks provide space, programs and recreation activities to create healthy social networks within residential communities. The common objective of all neighborhood parks is to bring people together to recreate and socialize close to home. Ease of access and walking distance uninterrupted by major roads and other physical barriers are important factors in locating neighborhood parks. Neighborhood parks should be well-connected to other public facilities, such as schools and libraries. Amenities for neighborhood parks can include informal open play areas, children’s play apparatus, picnic tables, picnic shelters, barbecues, practice sports fields, basketball, tennis and volleyball courts, public restrooms, information kiosks, recreation offices, and onsite parking.

Pocket Parks

Pocket parks are less than three acres in size, and serve residential or business areas within a quarter mile radius or within walking distance. They are best used to meet limited or specialized recreational needs. Pocket parks can provide landscaped public use areas in industrial and commercial areas, scenic overlooks, linkage to a community pathway system, and urban infill sites in parks poor communities. Pocket parks generally do not have onsite parking. Amenities for pocket

parks can include both active and passive features, depending on the community's setting and needs, such as children's play apparatus, picnic areas, fountains and seating areas. Due to the limited amenities included in pocket parks, they are typically not included in the service radius analysis.

Park Nodes

Park nodes are small pieces of open space that serve as public destinations, connections, and community defining spaces. Nodes provide physical and visual breaks to the urban landscape and connect various spaces, such as waterways, streets, trails, and greenways. Park nodes are used as gathering and rest areas, and serve as opportunities for social and cultural exchange. Examples of park nodes include equestrian and hiking trail heads, bike rest stops and stations with lockers and repair areas, neighborhood focal points, and passive amenities, such as plazas, rest areas, playgrounds, landmarks, and public art installations.

Table 7.2: Local Park System Summary

Facility	Typical Park Features and Amenities
<p>Community Park</p> <p>Acres Per Thousand Population: 4/1,000 Suggested Acreage:10 to 20 acres Service Area:1 to 2 miles</p>	<p>Passive park amenities including but not limited to: informal open play areas, children's play apparatus, family and group picnic areas with overhead shelters, barbecues.</p> <p>Active sports activities including but not limited to: lighted sports fields, basketball courts and tennis courts. Additional amenities may include aquatics complex, skate park, arena soccer, roller hockey, community gardens, and dog parks.</p> <p>Park facilities including but not limited to: public restrooms, concession building, community buildings, maintenance building and onsite parking and information kiosks.</p>
<p>Neighborhood Park</p> <p>Acres Per Thousand Population: 4/1,000 Suggested Acreage: 3 to 10 acres Service Area:1/2 mile</p>	<p>Passive park amenities including but not limited to: informal open play areas, children's play apparatus, group picnic areas with overhead shelters, barbecues.</p> <p>Active park amenities including but not limited to: practice sports fields, basketball, tennis, and volleyball courts.</p> <p>Park facilities including but not limited to: public restroom, onsite parking and information kiosks.</p>
<p>Pocket Park</p> <p>Acres Per Thousand Population: 4/1,000 Suggested Acreage: less than 3 acres Service Area:1/4 mile</p>	<p>Passive park amenities including but not limited to: picnic areas and seating areas.</p> <p>Active park amenities including but not limited to: children's play apparatus.</p>

<p>Park Node</p> <p>Acres Per Thousand Population:4 / 1,000 Suggested Acreage:1/4 acre or less No service radius area</p>	<p>Varies; can include: plazas, rest areas, playgrounds, landmarks and public art installations</p>
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Regional Park System

The regional park system is intended to meet the park and recreation needs of residents and visitors throughout the County. This system consists of community regional parks, regional parks, and special use facilities, and is summarized in Table 7.3.

Community Regional Parks

Community regional parks are typically 20 to 100 acres, and have a service radius of 20 miles. Community regional parks protect natural resources, preserve open spaces, and provide recreational facilities that are not available in neighborhood or community parks. Amenities for community regional parks can include a jogging exercise course, informal open play areas, children’s play apparatus, group picnic areas with overhead shelters, barbecues, lighted sports fields, basketball courts and tennis courts, information kiosks, public restrooms, concession building, recreation offices, maintenance buildings, and onsite parking. Community regional parks may also have one or more of the following features: multiple sports facilities, aquatics center, fishing lake, community building and gymnasium, and scenic views and vistas.

Regional Parks

Regional parks are typically greater than 100 acres in size, and have a service radius of 25 miles or more. They include unique areas such as lakes, wetlands, auditoriums, water bodies, and campgrounds, in addition to the active recreational facilities offered in community and community regional parks. Many of the recreation activities are associated with experiencing the natural environment. A regional park may also perform important ecological and environmental functions, including serving as wildlife habitats. The connection of these parks to natural areas is often vital to ensuring a healthy ecological system. Amenities for regional parks can include picnic areas, nature centers, trail systems, scenic drives, campgrounds, water areas for swimming, fishing and boating, and in some cases, sport fields.

Special Use Facilities

Special use facilities are generally single purpose facilities that serve the greater regional recreational or cultural needs of the County. One notable example is the Hollywood Bowl. Special use facilities require adequate public access and sufficient buffers to protect adjacent residential users and to insulate the park from commercial or industrial development. Special use facilities can provide both passive (e.g. historic and cultural facilities, natural areas, habitat preservation areas, arboreta and botanical gardens, and nature centers) and active (e.g. golf courses and driving ranges, equestrian centers, off highway vehicle (OHV) parks, water parks or aquatic facilities, and skate parks) needs within the region. There are no size criteria or service radius areas associated with special use facilities.

Table 7.3: Regional Park System Summary

Facility	Typical Park Features and Amenities
<p>Community Regional Park</p> <p>Acres Per Thousand Population: 6 /1,000 Suggested Acreage: 20 to100 acres Service Area: up to 20 miles</p>	<p>Passive park amenities including but not limited to: informal open play areas, children’s play apparatus, group picnic areas with overhead shelters, barbecues.</p> <p>Active sports activities including but not limited to: lighted sports fields, basketball courts and tennis courts.</p> <p>Additional amenities may include one or more of the following features: multiple sports facilities, aquatics center, fishing lake, community building and gymnasium, and scenic views and vistas.</p> <p>Park facilities including but not limited to: public restrooms, concession building, community buildings, maintenance building and onsite parking and information kiosks.</p>
<p>Regional Park</p> <p>Acres Per Thousand Population: 6 /1,000 Suggested Acreage: greater than 100 acres Service Area: 25+ acres</p>	<p>Passive park amenities including but not limited to: group picnic areas with overhead shelters, barbecues.</p> <p>Additional amenities may include one or more of the following features: lakes, wetlands, auditoriums, water bodies for swimming, fishing and boating, and sports fields.</p>
<p>Special Use Facility</p> <p>Acres Per Thousand Population: 6 /1,000 No size criteria No assigned service radius area</p>	<p>Generally, single purpose facilities. Can include passive features such as: wilderness parks, nature preserves, botanical gardens and nature centers.</p> <p>Active uses can include: performing arts, water parks, aquatic facilities, skate parks, golf driving ranges and golf courses.</p>

Trails

The County offers unique trail user opportunities that showcase the diverse scenery and provide connectivity to parks, open spaces, cultural resources, and wilderness areas. The County has an ideal climate for trail user activities on most days of the year.

Typical trail uses range from hiking and walking, to mountain biking and horseback riding, with many users participating in more than one activity. The quality of the trail experience is directly proportional to the state of the visual, natural, and educational environment through which the trail passes. The wide variety of experiences, include but are not limited to: exercise, solitude, spiritual practices, physical and mental well-being, building social networks, testing athletic skills, and experiencing nature.

Trail Classifications

The County has four classifications for regional and community trails: A, B, C, and D. All County trails are multi use and accessible to all non motorized users including equestrians, mountain bicyclists, and hikers. Specific guidelines are provided in Table 7.4 for each classification and include information, such as easement width, tread width, trail grade, trail cross slope, and vertical clearance that influences the design, construction, and maintenance of County trails.

All trails should have design guidelines established for tread width, easement width, function, cross slope, grade, anticipated user volume, horizontal clearance, and vertical clearance, as well as adequate signage, fencing, staging areas and additional trail features. The objective of the design guidelines is to be efficient, effective, and feasible with respect to initiating, implementing, and managing trails, while attempting to satisfy the greatest number of users with the least amount of acquisition and construction cost per user.

Table 7.4: Trail Classifications and Trail Design Guidelines Matrix

Specification	Type A Urban/Suburban	Type B Rural	Type C Primitive	Type D Shared Pathway/Service Road
Tread Width	6'–10'	4'–8'	2' or >	10'–12'
Easement Width	12'–15'	12'–20'	>20' (Variable Width or Blanket Easement)	10'–20'
Function	Recreation	Recreation	Remote Recreation	Limited Recreation
Grade	< 10%	< 15% Note: 15% grade at more than 300 ft. permitted on a case by case basis per review per DPR Trails Section	< 15% Note: 15% or higher grade permitted on a case by case basis per DPR Trails Section review	< 15%
Cross Slope	2-3%	2-5%	2-5%	1-2%
Surface Material	Decomposed Granite (D.G.) with Binding Agent or Suitable Native Soil	Suitable Native Soil	Suitable Native Soil	D.G. with Binding Agent, Asphalt, or Concrete
Anticipated User Volume	High	Medium	Medium–Low	High
Horizontal Clearance	2' Beyond Tread Edge	2' Beyond Tread Edge	1' Beyond Tread Edge	At Edge

Vertical Clearance	12'	12'	12'	12'
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Other Recreation Facilities

In addition to local and regional parks and trails, County residents are served by the following types of recreation facilities: multi-benefit parks, school sites, city parks and facilities, private recreational facilities, and greenways.

Multi-benefit Parks

Multi-benefit parks and open spaces are created through collaborative efforts among city, county, state, and federal agencies; private organizations; schools; private landowners; and industries. These parks are characterized as having more than one function and contributing to multiple program goals. There are a number of applications of multi-benefit parks including: utility corridors and flood control basins that can serve as areas for active or passive recreation; school sites located adjacent to parks that can share facilities, such as parking and park amenities; watershed areas that can protect critical wildlife habitats, preserve open space, provide trails for recreation, and contribute to water conservation objectives; and water districts, where trails can be located adjacent to flood control channels and trailhead parks.

School Sites

The County works with school districts to organize, promote, and conduct joint recreational and educational programs. These community recreation agreements are a form of joint-use agreement, where either a school or park facility may be put to some recreational use by the other party in exchange for some facility improvement and/or maintenance. A park does not have to be adjacent to a school (i.e., share a common boundary) for an agreement to be viable.

City Parks and Facilities

City parks and facilities that are located close to the borders of the unincorporated areas are enjoyed by city and County residents alike. Similarly, local County parks that are located within or close to the borders of cities provide recreational amenities for both populations. This overlap in local park service radius is an important factor to consider in the placement of new local County parks.

Private Recreational Facilities

Private recreational facilities play an important role in meeting the recreational needs of the County. The network of private recreational facilities within the County consists of churches, health and fitness clubs, and other organizations that offer a variety of programs and facilities. This Element does not include an inventory of private recreational facilities, and as the County does not control, maintain, or program private recreational facilities, these resources are not credited toward the County's acreage goals for public parks.

Greenways

Greenways provide a linear area along natural corridors, and often follow features such as rivers, man-made waterways, drainage channels, and utility easements. Greenways can accommodate various modes of uninterrupted pedestrian travel on pathways, including walking, jogging, and bicycling, and can include recreation areas and natural landscape features.

Recreation Programs

Along with access to parks and recreation facilities, the availability of a wide range of recreation programs is critical to the quality of life in any community. A comprehensive offering of effective recreation programs benefit individuals, neighborhoods, and households of all ages, income levels, cultures and abilities by:

- Offering opportunities to play, grow, and learn;
- Providing a sense of place and of belonging;
- Promoting health and wellness, including obesity prevention;
- Improving neighborhood and community connections, and problem solving;
- Enhancing community cohesiveness while honoring diversity; and
- Helping protect natural environments.

Recreation programs can range from organized sports, tournaments, scheduled classes, and special events, to more individualized, casual leisure activities such as family picnics and walking. Effective recreation programs promote the constructive use of leisure time and a lifelong commitment to a healthy lifestyle.

The Department of Parks and Recreation offers a wide variety of recreation programs to meet the diverse needs of County residents. These programs serve a diverse group of stakeholders including, but not limited to: preschool aged children, elementary school aged youth, middle school aged youth, high school aged youth, adults, seniors and households.

Parkland Dedication and Funding

The County standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population. This section describes the County's parkland dedication requirements, as well as funding mechanisms for the planning and development of parks and recreation facilities in the County.

Quimby Act

The Quimby Act, which is part of the Subdivision Map Act, applies to residential subdivisions and permits the County, by ordinance, to require the dedication of land or payment of fees for park and recreational purposes. As part of its approval of a subdivision, the County may require the subdivider to provide land to serve the park and recreational needs of future residents of the subdivision.

The Quimby Act establishes a standard of dedicating three acres of parkland per 1,000 residents for subdivisions. However, as a condition of zone change approval, General Plan amendment, or Specific Plan approval, the County may require a subdivider to dedicate land according to the following General Plan standards of four acres of local parkland per 1,000 residents in the unincorporated areas, and six acres of regional parkland per 1,000 residents. This requirement is justified as long as an appropriate nexus between the project and the dedication can be shown.

Quimby fees may be used to acquire land for local park purposes, improve local parkland (including existing local parks), or both acquire and develop local parkland. To convert a Quimby obligation in

land (acres) into the Quimby fee, the land obligation is multiplied by the Representative Land Value (RLV) per acre for the Park Planning Area (PPA) in which the subdivision is located. RLVs are adjusted annually based upon changes in the Consumer Price Index.

Because of the need for usable public parkland for active recreation purposes, the Department of Parks and Recreation rarely gives any Quimby credit for parkland exceeding a slope of three percent and instead gives credit for the “net” park acreage (maximum slope of three percent) the County receives. In addition, the Department of Parks and Recreation does not accept undeveloped park sites from developers. This means that the developer is required to provide a developed park to the County on a “turn-key” basis and receives credit for the costs of developing the public park up to and against any remaining Quimby obligation, after accounting for the net acreage dedicated to the County.

The unincorporated areas are divided into 47 PPAs, based on location and neighborhood characteristics. These divisions implement the County’s Quimby Act Ordinance. The Quimby fees generated in one PPA may not be spent in another area.

Proposition A Funds

Proposition A Funds may be used to fund the development, acquisition, improvement, restoration and maintenance of parks; recreational, cultural and community facilities; and open space lands within the County. These funds are administered by the Los Angeles County Regional Park and Open Space District. The Open Space District was created when voters approved Proposition A in 1992. Proposition A authorized an annual assessment on nearly all of the 2.25 million parcels of real property in the County. Proposition A funded \$540 million for the acquisition, restoration or rehabilitation of real property for parks and park safety, senior recreation facilities, gang prevention, beaches, recreation, community or cultural facilities, trails, wildlife habitats, or natural lands, and maintenance and servicing of those projects. In 1996, the County’s voters approved another Proposition A to fund an additional \$319 million for parks and recreation projects and additional funds for maintenance and to service those projects.

Landscaping and Lighting District (LLADS)

The 1972 Landscaping and Lighting Act authorizes local legislative bodies to establish benefit related assessment districts, and to levy assessments for the construction, installation, and maintenance of certain public landscaping and lighting improvements. LLADs may be established to maintain local public parks.

Mello-Roos District

A developer may apply to the County to form a Mello-Roos District pursuant to the 1982 Mello-Roos Community Facilities Act to develop and maintain park improvements. Pursuant to County guidelines, the parks should be regional in nature, and have an impact or benefit beyond the associated subdivision.

III. Issues

1. Park Planning For a Diversity of Needs

Parks and recreational facilities are used for various purposes by a wide range of users. Because the needs of park users are diverse, no individual park or recreational facility can meet the needs of

all users. Therefore, a diverse and comprehensive system of facilities is needed to provide a wide range of recreational opportunities.

A mistaken assumption is that park and recreation planning only involves looking at population projections and then providing more of what already exists. Numerous studies have shown that parks and recreation needs and preferences vary by age, race and ethnicity, and other factors. In addition, the physical distribution of parkland and park accessibility by underrepresented groups and underserved populations, including low-income and transit-dependent communities, are important considerations. The County must understand and plan for these diverse park and recreation needs.

Based on data from a wide variety of sources, outdoor recreation activities with learning components, trail related experiences, and water recreation will increase. Motorized recreation, augmented with navigational equipment, will also continue to grow. As the population evolves and changes, there will be many new supporters and advocates for outdoor recreation and opportunities for partners to contribute to a better quality of life. Cooperation and partnerships between public, private, and nongovernmental service providers can ensure a seamless and comprehensive system of outdoor recreation opportunities and experiences.

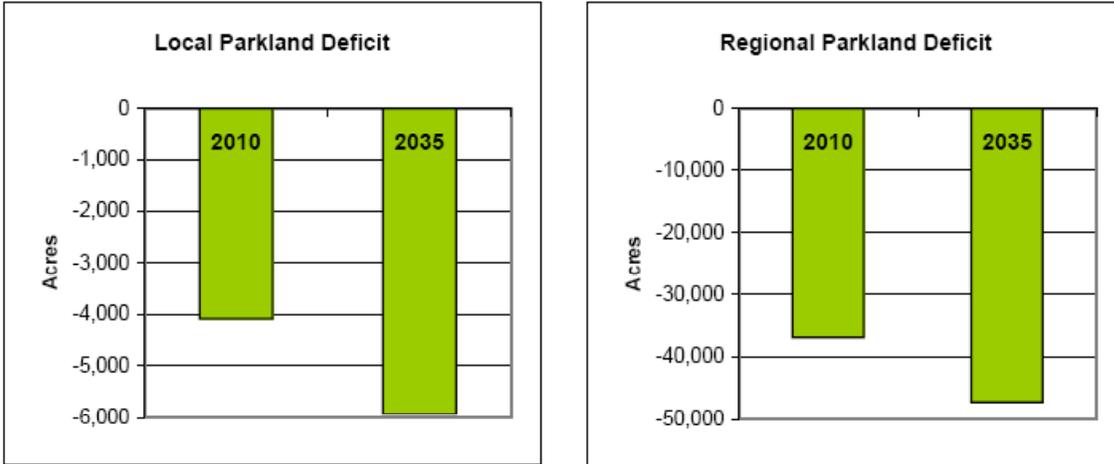
Enhanced collaboration refers to the idea of providing more and improved park and recreation services through multiple use facilities and partnerships with other public, non-profit, and private organizations. The County must work with other agencies to leverage financial, land, and other resources to meet the growing and diverse recreation needs of County residents.

2. Acquisition and Development of Additional Parkland

There are large areas of the County that are underserved by parks and recreational facilities. Nearly two out of three children in the County do not live within walking distance (one quarter mile) of a park, playground, or open space. The Department of Parks and Recreation conducted a preliminary gap analysis to determine the County's need for additional parks and to identify park poor areas. The Gap Analysis Study shows that the County faces significant deficits in local and regional parkland: 4,089 acres for local parkland and 36,878 acres for regional parkland, as shown in Table 7.5 and Figures 7.1 and 7.2. Based on population projections, these deficits will increase to 5,931 acres in local parkland and 47,215 acres in regional parkland by the year 2035 if no new parks are created.

Figure 7.1: Local Parkland Gap Analysis

Figure 7.2: Regional Parkland Gap Analysis



The gap analysis represents a first step toward identifying park deficient neighborhoods in the unincorporated areas. Figures 7.3 and 7.4 show the service radius for local and regional parks. Areas that do not lie within the service radius are considered underserved by parks and recreation facilities.

Figure 7.3: Community Regional and Regional Park Service Radius Map

Figure 7.4: Community, Neighborhood and Pocket Park Service Radius Map

Table 7.5: Existing County Parkland by Planning Area, In Acres

Planning Areas	Local Parkland Standard 4 Acres / 1,000 Population			Regional Parkland Standard 6 Acres / 1,000 Population		
	Population 2010	Parkland Acreage	Surplus / Deficit (current)	Population 2010	Parkland Acreage	Surplus / Deficit (current)
Antelope Valley	103,451	49	-365	446,965	3,227	545
Coastal Islands	1,445	0	-6	5,082	38	-8
East San Gabriel Valley	274,374	239	-858	1,045,184	3,170	-3,101
Gateway	129,247	61	-456	2,018,652	784	-11,328

Metro	316,978	92	-1,176	1,851,512	392	-10,717
Santa Clarita Valley	85,326	126	-215	267,350	14,529	12,925
San Fernando Valley	27,634	8	-102	1,870,034	500	-10,720
Santa Monica Mountains	21,925	0	-88	94,524	0	-567
South Bay	78,254	25	-288	984,751	568	-5,340
Westside	31,777	20	-107	1,055,510	384	-5,949
West San Gabriel Valley	117,913	44	-428	976,136	3,224	-2,632
Total	1,188,324	664	-4,089	10,615,700	26,816	-36,878

Sources: 2008 SCAG RTP and Department of Parks and Recreation.

Table 7.6: Projected Future County Parkland by Planning Area, In Acres, Year 2035

Planning Areas	Local Parkland Standard 4 Acres / 1,000 Population			Regional Parkland Standard 6 Acres / 1,000 Population		
	Population 2035	Parkland Acreage	Surplus / Deficit (current)	Population 2035	Parkland Acreage	Surplus / Deficit (current)
Antelope Valley	255,364	49	-973	880,234	3,227	-2,055
Coastal Islands	2,646	0	-11	7,605	38	-8
East San Gabriel Valley	371,842	239	-1,248	1,298,746	3,170	-4,622
Gateway	142,829	61	-510	2,224,653	784	-12,564
Metro	353,336	92	-1,322	2,025,462	392	-11,761
Santa Clarita Valley	170,085	126	-554	410,163	14,529	12,068
San Fernando Valley	34,505	8	-130	2,045,335	500	-11,772
Santa Monica Mountains	32,888	0	-132	113,962	0	-684

South Bay	86,880	25	-322	1,075,384	568	-5,884
Westside	40,949	20	-144	1,144,766	384	-6,485
West San Gabriel Valley	157,371	44	-586	1,112,313	3,224	-3,449
Total	1,648,695	664	-5,931	12,338,623	26,816	-47,215

Source: 2008 SCAG RTP and Department of Parks and Recreation.

A good community parks and recreation system is based on the quality of facilities and services provided, as well as the ability to anticipate and respond to changing trends. According to the report, *Park and Recreation Trends in California 2005*, changes in the size and composition of State's population will drive the impacts on the delivery of parks and recreation services in the future.

A more in-depth gap analysis will be conducted as part of the County's future Parks and Recreation Master Plan. This analysis will involve a detailed review of demographic, geographic, land use, and transportation data for each Planning Area to determine its park deficiencies in terms of acreage, accessibility, and suitability. For more information on the Parks and Recreation Master Plan, please refer to Part III: General Plan Implementation Programs.

3. Improved Trail Systems

Trails offer opportunities for people to hike, walk, run or ride, and encourage people to connect with nature. As linear parks, trails help make the region more livable and provide communities with access to increased health and fitness activities. Trails can also promote increased activity with smaller amounts of land than large parks, and can often use leftover or unwanted land.

As the County's population continues to grow and the region becomes increasingly urbanized, the demand for outdoor recreation opportunities and trails will increase. One way to meet this demand is to create and maintain an adequate multi-use trail system that is accessible to all County residents and to provide continuous enjoyment through increased and expanded connectivity. Additional trails are also needed closer to population centers in the central and southwestern portions of the County, where more residents could conveniently access and reap the recreation, health, and mobility benefits of trails.

Multi-use trails are used by equestrians, cyclists, hikers, and runners. As the amount of public land continues to decrease, the need for multi-use trails will continue to grow, as well as the need to find solutions to possible user conflicts. An expanded multi-use trail system can alleviate user conflicts, while also providing increased access to this important health and fitness system.

4. Protection of Historical and Natural Resources on County Park Properties

Many County parks contain important historical and natural resources that must be protected. Historic resources on County park properties include buildings, collections, landscapes, bridges, and other physical features. The maintenance, repair, rehabilitation, restoration, or reconstruction of historical resources are carried out in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Natural resources include natural areas, sanctuaries, and open space preserves. There is a need to establish linkages that will promote connectivity to enhance the movement of wildlife and promote genetic health among native species of plants and animals. Continuous efforts to expand the regional park system are necessary to protect natural resources regardless of the required park acreage based upon park standards. Open space areas that are established for conservation purposes, such as wildlife sanctuaries, provide a greater benefit than the relative location of the site to populated areas. In the regional park system, a key consideration is the ecological health of natural environments. Accessibility to regional facilities is also important. Access may be enhanced by providing improved public transportation to connect population centers with regional parks.

Threats to these resources include both intentional and unintentional acts, such as deferred maintenance, renovation or improvements that significantly alter or damage the resource, acts of vandalism and theft, or overuse by park users.

5. Sustainable Parks

County park properties must contribute to the County's goals of sustainability, carbon footprint reduction, water conservation, and energy conservation. Sustainable design and management are necessary to promote responsible environmental practices, enhance social benefits, and reduce the cost of ownership and management.

All park projects must be considered within their surrounding context. Landscapes need to be treated as interdependent and interconnected spaces that share systems of soil, topography, vegetation, and water. By understanding these larger patterns and employing a comprehensive approach, parks can be designed in a way that helps repair and restore ecosystems rather than detract from them. For example, designing a park to take advantage of natural processes is one way to achieve sustainability through site design.

Funding is the main challenge facing the design and implementation of sustainable strategies. However, sustainable design and management practices will help reduce operation and maintenance costs in the long run. In addition, regular maintenance and preventative measures can prolong the life of existing buildings and facilities on County park properties, and reduce the need for new or expanded facilities.

IV. Goals and Policies

Goal P/R 1: Enhanced active and passive park and recreation opportunities for all users.

- Policy P/R 1.1: Provide opportunities for public participation in designing and planning parks and recreation programs.
- Policy P/R 1.2: Provide additional active and passive recreation opportunities based on a community's setting, and recreational needs and preferences.
- Policy P/R 1.3: Consider emerging trends in parks and recreation when planning for new parks and recreation programs.
- Policy P/R 1.4: Promote efficiency by building on existing recreation programs.
- Policy P/R 1.5: Ensure that County parks and recreational facilities are clean, safe, inviting, usable and accessible.

- Policy P/R 1.6: Improve existing parks with needed amenities and address deficiencies identified through the park facility inventories.
- Policy P/R 1.7: Ensure adequate staffing, funding, and other resources to maintain satisfactory service levels at all County parks and recreational facilities.
- Policy P/R 1.8: Enhance existing parks to offer balanced passive and active recreation opportunities through more efficient use of space and the addition of new amenities.
- Policy P/R 1.9: Offer more lighted playing fields using energy efficient light fixtures where appropriate to extend playing time.
- Policy P/R 1.10: Ensure a balance of passive and recreational activities in the development of new park facilities.
- Policy P/R 1.11: Provide access to parks by creating pedestrian and bicycle-friendly paths and signage regarding park locations and distances.

Goal P/R 2: Enhanced multi-agency collaboration to leverage resources.

- Policy P/R 2.1: Develop joint-use agreements with other public agencies to expand recreation services.
- Policy P/R 2.2: Establish new revenue generating mechanisms to leverage County resources to enhance existing recreational facilities and programs.
- Policy P/R 2.3: Build multi-agency collaborations with schools, libraries, non-profit, private, and other public organizations to leverage capital and operational resources.
- Policy P/R 2.4: Utilize school and library facilities for County sponsored and community sponsored recreational programs and activities.
- Policy P/R 2.5: Support the development of multi-benefit parks and open spaces through collaborative efforts among entities such as cities, County, state, and federal agencies, private groups, schools, private landowners, and other organizations.
- Policy P/R 2.6: Participate in joint powers authorities (JPAs) to develop multi-benefit parks as well as regional recreational facilities.
- Policy P/R 2.7: Increase communication and partnerships with local law enforcement, neighborhood watch groups, and public agencies to improve safety in parks.

Goal P/R 3: Acquisition and development of additional parkland.

- Policy P/R 3.1: Acquire and develop additional local and regional parkland to meet the following County standards: four (4) acres of local parkland per 1,000 residents in the unincorporated areas and six (6) acres of regional parkland per 1,000 residents of the County's total population.
- Policy P/R 3.2: For projects that require zoning approvals, general plan amendments, or development agreements, require developers to provide for local and regional parkland above and beyond their Quimby obligations as based on an appropriate nexus study.

- Policy P/R 3.3: Require as a condition of residential subdivision approval that a subdivider create a Landscaping and Lighting Act District to maintain the park.
- Policy P/R 3.4: Provide additional parks in communities with insufficient local parkland as identified through the gap analysis.
- Policy P/R 3.5: Expand the supply of regional parks by acquiring land that would: 1) provide a buffer from potential threats that would diminish the quality of the recreational experience; 2) protect watersheds; and 3) offer linkages that enhance wildlife movements and biodiversity.
- Policy P/R 3.6: Collaborate with other public, non-profit, and private organizations to acquire land for parks.
- Policy P/R 3.7: Pursue a variety of opportunities to secure property for parks and recreational facilities, including purchase, grant funding, private donation, easements, surplus public lands for park use, and dedication of private land as part of the development review process.
- Policy P/R 3.8: Mitigate impacts from freeways to new parks to the extent feasible.
- Policy P/R 3.9: Site new parks near schools, libraries, and other community facilities where possible.

Goal P/R 4: Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.

- Policy P/R 4.1: Expand multi-purpose trail networks for all users.
- Policy P/R 4.2: Develop staging areas and trail heads at strategic locations to accommodate multi-use trail users.
- Policy P/R 4.3: Develop a network of feeder trails into backbone trails.
- Policy P/R 4.4: Maintain and design multi-purpose trails in ways that minimize circulation conflicts among trail users.
- Policy P/R 4.5: Collaborate with other public, non-profit, and private organizations in the development of a comprehensive trail system.
- Policy P/R 4.6: Create new multi-use trails that link community destinations including parks, schools and libraries.

Goal P/R 5: Protection of historical and natural resources on County park properties.

- Policy P/R 5.1: Preserve historic resources on County park properties, including buildings, collections, landscapes, bridges, and other physical features.
- Policy P/R 5.2: Expand the collection of historical resources under the jurisdiction of the County, where appropriate.
- Policy P/R 5.3: Preserve natural resources on County park properties, including natural areas, sanctuaries, and open space preserves.

- Policy P/R 5.4: Preserve and develop facilities that serve as educational resources that improve community understanding of and appreciation for natural areas, including watersheds.
- Policy P/R 5.5: Promote the use of County parks and recreational facilities for educational purposes, including a variety of classes and after school programs.
- Policy P/R 5.6: Ensure maintenance, repair, rehabilitation, restoration, or reconstruction of historical resources in County parks and recreational facilities are carried out in a manner consistent with the most current Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.
- Policy P/R 5.7: Integrate a range of cultural arts programs into existing activities, and partner with multicultural vendors and organizations.

Goal P/R 6: A sustainable parks and recreation system.

- Policy P/R 6.1: Support the use of recycled water for landscape irrigation in County parks.
- Policy P/R 6.2: Support the use of alternative sources of energy, such as wind and solar sources to reduce the use of energy at existing parks.
- Policy P/R 6.3: Prolong the life of existing buildings and facilities on County park properties through preventative maintenance programs and procedures.
- Policy P/R 6.4: Ensure that new buildings on County park properties are environmentally sustainable by reducing carbon footprints, and conserving water and energy.
- Policy P/R 6.5: Ensure the routine maintenance and operations of County parks and recreational facilities to optimize water and energy conservation.

Table 7.7: Park and Recreation Element Implementation Actions

Program	Location in Part III
County Parks and Recreation Master Plan Program Trails Program Parks Sustainability Program	See Healthy, Livable and Equitable Communities

[Text Box]

Parks, Playgrounds, and Beaches in the Los Angeles Region (1930)

The Olmsted Brothers and Bartholomew report entitled *Parks, Playgrounds, and Beaches in the Los Angeles Region* was the first comprehensive parks and open space plan for the greater Los Angeles area. The report proposed a system of parks, parkways, children's playgrounds, and public beaches. It was a model of ambitious, intelligent, and sensitive planning commissioned at a time when land was available. However, only segments of the report have been implemented to date. Through its planning efforts and collaboration with other agencies and jurisdictions, the Department of Parks and Recreation hopes to revive and fulfill the Olmsted and Bartholomew vision to the maximum extent possible.

[Text Box]

Green Visions Plan (2007)

Green Visions is a joint venture between the University of Southern California and the region's land conservancies, including the Rivers and Mountains Conservancy, Santa Monica Mountains Conservancy, Coastal Conservancy, and the Baldwin Hills Conservancy. The Green Visions Plan offers a guide to habitat conservation, watershed health and recreational open space for the Los Angeles metropolitan region. The electronic tools and data developed as part of Green Visions are intended to expand the analytic and planning capabilities of local agencies and organizations to, among other things, reduce the fragmented, piecemeal approach to regional resource planning.

[Text Box]

Greater Los Angeles County Integrated Regional Water Management Plan (2006)

2006 Greater Los Angeles County Integrated Regional Water Management Plan (IRWMP), which addresses water resource issues of the Los Angeles region in an integrated and collaborative manner. Recreation and open space are important components of the IRWMP, with six of the thirteen priority projects providing open space, habitat, and recreational benefits. The IRWMP also recommends that 30,000 acres of new parkland be acquired to keep pace with population growth.

[Text Box]

SCAG Regional Comprehensive Plan (2008)

In 2008, the Southern California Association of Governments (SCAG) completed the Regional Comprehensive Plan (RCP) as a vision of how Southern California can balance resource conservation, economic vitality, and quality of life. The RCP presents a visionary, regionwide approach to coordinate and facilitate the preservation of open space in southern California. Specifically, the Plan includes an "Open Space and Habitat" chapter, which focuses on community open space, natural lands, and farmlands. Community open space includes areas that enhance the quality of life and completes interconnected networks of parks, trails, greenbelts, community gardens, and urban forests serving the region's communities.

Chapter 8: Noise Element

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I. Introduction

Unacceptable noise levels can have a significant impact on quality of life. As a public policy issue, excessive levels of noise result in increased neighborhood annoyance, dissatisfaction, and in some cases, health and safety hazards. Due to the County's geographic, environmental, and cultural diversity, the levels and types of noise issues vary significantly throughout the County.

The Noise Element addresses the General Plan's Guiding Principles by addressing community concerns around noise, which is an environmental impact that impacts planning for Healthy, Livable, and Equitable Communities. The Noise Element emphasizes the role of land use and transportation planning to protect sensitive users from noise impacts. Policies to reduce incompatible land uses that contribute to noise impacts on scenic and open space resources areas work toward achieving Environmental Resource Management and Smart Growth goals. Furthermore, as transportation and industries are the largest generators of noise impacts, noise is an important consideration in planning for Sufficient Community Services and Infrastructure and a Strong and Diversified Economy.

The purpose of the Noise Element is to limit the exposure of the general public to excessive noise levels. The Noise Element sets the goals and policy direction for the management of noise in the County.

II. Background

Noise Measurement

Noise is often described in qualitative terms, and individuals differ greatly on what noises are considered pleasant or annoying. The community noise metrics used in Noise Elements are either Community Noise Equivalent Level (CNEL) or Day-Night Average Level (Ldn). CNEL and Ldn are the metrics used to describe annoyance due to noise and to establish land use planning criteria regarding noise.

- Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24 hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m. The CNEL metric is currently used by the State Aeronautics Code for the evaluation of noise impacts at specific airports that have been declared to have a noise problem. Local compliance with the state airport standard requires that community noise levels be expressed in CNEL.
- Day-Night Average Level (Ldn): The average equivalent A-weighted sound level during a 24 hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. The Ldn represents a simplification of the CNEL.

Basic levels of noise measurement include:

- Ambient Noise: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
- Decibel, dB: A unit measurement describing the amplitude of sound, equal to 20 times the logarithm to the base of 10, or the ratio of the pressure of the sound measured to the reference pressure, which are 20 micropascals.
- Intrusive Noise: The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence, and tonal or informational content, as well as the prevailing noise level.
- Leq: Equivalent energy level. The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. Leq is typically computed over 1, 8 and 24 hour sample periods.
- Noise Contours: Lines drawn about a noise source indicating equal levels of noise exposure.
- Statistical Values: These are statistical methods used to account for the variance in noise levels throughout a given measurement period. L(%) is a way of expressing the noise level exceeded for a percentage of time in a given measurement period. For example, the County of Los Angeles uses the L50 as a statistical value. Thirty minutes is 50 percent of 60 minutes, so the L50 is the noise level that is equal to or exceeded for 30 minutes in a 60 minute measuring period. L(%) is typically used in noise ordinances and municipal codes.
- Weighted Level: The sound level in decibels as measured on a sound level meter using the A weighting filter network. This filter deemphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear, giving a good correlation with subjective reactions to noise.

Noise Environment

The typical community noise environment is made up of background or “ambient noise,” and higher, “intrusive” levels of noise. In the unincorporated areas, the major sources of noise come from transportation systems, such as commercial and private airports, rail and bus networks, and the County's regional freeway and highway system. Other major sources of noise have historically been identified with industrial uses, such as manufacturing plants.

Table 8.1 lists disturbances from excessive noise that range from minor sleep annoyance to potential hearing loss. Schools and hospitals, and other land uses that house sensitive receptors, or those at high risk of being affected by high noise levels, are considered noise-sensitive uses. In addition to the effects on human physiology and behavior, excessive noise impacts other species. For example, birds living in noisier environments tend to sing louder at night.

Table 8.1: Sources and Effects of Common Noise

dB	Effects	Observation	Source
130	Hearing loss	Pain threshold	Hard rock band Thunder
120		Deafening	
110			Jet take-off
100			Loud auto horn at 10 ft.
90		Very loud	Noisy city street
85			
80			School cafeteria
75			
70	Physiological effects	Loud	Vacuum cleaner at 10 ft.
65			
60	Interference with speech	Loud	Normal speech at 3 ft.
55			
50	Sleep interruption	Moderately loud	Average office Dishwasher in next room
45			
40	Sleep disturbance	Moderately loud	Soft radio music Quiet residential area
35			
30		Faint	Interior of average residence
20			Average whisper at 6 ft.
10			Rustle of leaves in wind
5			Very faint

0	Audibility threshold		
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Source: Compilation of scientific and academic literature, generated by FHWA and EPA.

Community Attitudes Toward Noise Impacts

The County conducted two surveys to assess the subjective noise annoyance factor in unincorporated areas.

In compliance with the County Noise Ordinance, the Department of Public Health performed noise complaint assessments from 1996 through 1999. During this period, the Department responded to a total of 111 noise complaints under its statutory authority. In addition, the countywide outreach efforts for the General Plan Update revealed that both urban and rural communities experience neighborhood disturbances, such as barking dogs, leaf blowers, garbage trucks, buses, and motorcycles. Urban residential areas seemed to be affected by commercial and industrial spillover noise, such as trucks making late night deliveries at neighborhood shopping centers. Virtually all communities objected to noise generated by freeways and major arterials. All communities reacted to aircraft noise to some extent, with the strongest reaction from those whose homes and businesses lie beneath the flight path of major airports.

Noise Levels

Table 8.2 provides the current and projected noise levels for major sources of noise in the unincorporated areas.

Table 8.2: Current and Projected Noise Levels for Major Sources (coming soon)

Source	Current	Projected
Highways and Freeways		
Primary Arterials and Major Local Streets		
Online Railroad Operations and ground Rapid Transit Systems		
Airport Operations		
Industrial Plants		

Regulatory Framework

The following section outlines federal, state and County noise-level standards.

Federal Regulations

The adverse impact of noise was officially recognized by the federal government in the Noise Control Act of 1972, which serves three purposes:

- Promulgating noise emission standards for interstate commerce;

- Assisting state and local abatement efforts; and,
- Promoting noise education and research.

The Federal Office of Noise Abatement and Control (ONAC) was initially tasked with implementing the Noise Control Act. However, the ONAC has since been eliminated, leaving the development of federal noise policies and programs to other federal agencies and inter-agency committees. For example, the Occupational Safety and Health Administration (OSHA) agency prohibits exposure of workers to excessive sound levels. The Department of Transportation (DOT) assumed a significant role in noise control through its various operating agencies, such as with the Federal Aviation Administration (FAA), which regulates noise generated by aircraft and airports. Surface transportation system noise is regulated by a host of agencies, including the Federal Transit Administration (FTA), which requires that all rail systems receiving federal funding be constructed and operated in accordance with its regulations and specifications. The Federal Railroad Administration (FRA) sets forth and enforces safety standards, including noise emissions within railroad locomotive cabs. Transit noise is regulated by the FTA, while freeways that are part of the interstate highway system are regulated by the Federal Highway Administration (FHWA). The FHWA has adopted and promulgated noise abatement criteria for highway construction projects. The federal government encourages local jurisdictions to use their land use regulatory authority to site new development to minimize potential noise impacts. For information on federal guidelines for acceptable environmental noise levels, please refer to Appendix G.

State Regulations

A major source of excessive noise is airports. Title 21 of the California Code of Regulations establishes the maximum acceptable level of aircraft noise in proximity to residences, schools, hospitals, and places of worship at 65 dB CNEL. The County's Airport Land Use Plan, which was adopted by the Airport Land Use Commission (ALUC) in 1991, contains noise contours based on the state standards for all public use airports within the County, as shown in Figure 8.1. The County's Airport Land Use Plan can be found on the Department of Regional Planning's web site, located at <http://planning.lacounty.gov/ALUC>.

Figure 8.1: Los Angeles County Airport Noise Contours

Additional state regulatory codes that relate to noise abatement include:

- Uniform Building Code: Title 24 of the California Code of Regulations requires certain noise insulation measures to be used in the design of all new residential construction other than detached, single family dwellings;
- Vehicle Code: Establishes maximum noise levels for motor vehicles; and,
- California Code of Regulations: Establishes maximum acceptable levels of aircraft noise.

The California Department of Health Service's Office of Noise Control (ONC), established in 1973, was instrumental in developing regulatory tools to control and abate noise for use by local agencies. One significant model is the Land Use Compatibility for Community Noise Environments Matrix, which allows a local jurisdiction to clearly delineate the compatibility of sensitive uses with various incremental levels of noise. The County has adapted this matrix to develop the County's exterior noise standards, as seen in Table 8.2.

County Regulations

The County maintains the health and welfare of its residents with respect to noise through nuisance abatement ordinances and land use planning. The County Noise Control Ordinance, Title 12 of the County Code, was adopted by the County Board of Supervisors in 1977 "...to control unnecessary, excessive, and annoying noise and vibration...." It declares that County policy was to "...maintain quiet in those areas which exhibit low noise levels and to implement programs aimed at reducing noise in those areas within the county where noise levels are above acceptable values." (Section 12.08.010 of the County Code).

On August 14, 2001, the County Board of Supervisors approved an ordinance amending Title 12 of the County Code to prohibit loud, unnecessary, and unusual noise that disturbs the peace and/or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area. Regulations can include requirements for sound barriers, mitigation measures to reduce excessive noise, or the placement and orientation of buildings, and can specify the compatibility of different uses with varying noise levels, as shown in Table 8.2. For more information on noise barrier strategies, please see Appendix G.

Table 8.2: Los Angeles County Exterior Noise Standards

Noise Zone	Designated Noise Zone Land Use (Receptor Property)	Time Interval	Exterior Noise Level (dB)
I	Noise sensitive area, designated to ensure exceptional quiet	Anytime	45
II	Residentially zoned properties, per County Code Title 22	10:00 p.m. to 7:00 a.m. (nighttime)	45
		7:00 a.m. to 10:00 p.m. (daytime)	50
III	Commercially zoned properties, per County Code Title 22	10:00 p.m. to 7:00 a.m. (nighttime)	55
		7:00 a.m. to 10:00 p.m. (daytime)	60
IV	Industrially zoned properties, per County Code Title 22	Anytime	70

Source: Section 12.08.390 of the L.A. County Code (a portion of the Noise Control Ordinance)

Figure 8.2 shows the County noise contours. For an analysis of the noise contours and land uses, please refer to the Appendix G (coming soon).

Figure 8.2: Los Angeles County Noise Contours (coming soon)

III. Issues

Reducing Noise Impacts Through Planning

Since excessive noise affects the quality of life of people working and living in the County, existing and future noise levels must be considered when making land use planning decisions to minimize exposure to excessive noise. Noise-sensitive uses, such as residences, hospitals, schools, child care facilities, and places of assembly are especially vulnerable to excessive noises generated by the airports, rail, freeways and primary arterials, heavy industry and warehousing facilities. Planning these noise-sensitive uses must include sufficient spatial separation or site design and construction to ensure compatibility with noise-generating uses.

Coordinated transportation and land use planning plays a critical role in the prevention and mitigation of excessive noise impacts. Land use planning decisions on land adjacent to transportation facilities, such as the airports, freeways and other major highways, both existing and future noise levels of these transportation facilities must be considered to assure the compatibility of proposed uses.

In addition, the condition of road surfaces and traffic congestion can contribute to vehicle noise. Local roadway design features, traffic management, and traffic calming techniques can minimize noise from traffic speed and frequent vehicle acceleration and deceleration, while innovative roadway paving material can further reduce traffic noise.

IV. Goals and Policies

Goal N-1: The reduction of excessive noise impacts.

- Policy N 1.1: Utilize land uses, such as parks and commercial uses, to buffer noise-sensitive uses from excessive noise impacts.
- Policy N 1.2: Reduce exposure to noise impacts by promoting land use compatibility.
- Policy N 1.3: Minimize impacts to noise-sensitive land uses by ensuring adequate mitigation, such as soundproofing and double-paned windows.
- Policy N 1.4: Enhance noise abatement programs in an effort to maintain acceptable levels of noise as defined by the Los Angeles County Exterior Noise Standards.
- Policy N 1.5: Ensure compliance with the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code), such as noise insulation of new multifamily dwellings constructed within the 60 dB (CNEL or Ldn) noise exposure contours.
- Policy N 1.6: Ensure cumulative impacts related to noise do not exceed excessive levels.
- Policy N 1.7: Utilize traffic management and noise suppression techniques to minimize noise from traffic and transportation systems.
- Policy N 1.8: Minimize noise impacts to pedestrians and transit-riders in the design of transportation facilities and mobility networks.

Table 8.3: Noise Element Implementation Actions

Program	Location in Part III
Noise Abatement Guidelines	See Healthy, Livable and Equitable Communities
County Noise Ordinance Update	

DRAFT

Chapter 9: Safety Element

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I. Introduction

Development in the County has extended into areas with environmental hazards, such as hillsides, floodplains, and seismic areas. If this pattern of growth continues, it will further increase the vulnerability of County residents to seismic, geologic, flood, and fire hazards. In addition, studies suggest that climate change will increase the risk of natural hazards, particularly related to wildland fires and flooding.

The Safety Element addresses the General Plan’s Guiding Principles by providing policies that work toward facilitating development to areas that are safe and sustainable. Healthy, Livable, and Equitable communities are also safe communities, and Environmental Resource Management practices ensure that communities and new developments are protected from the County’s environmental hazards. To mitigate safety hazards, the County must ensure Sufficient Community Service and Infrastructure. The Safety Element also works in conjunction with Smart Growth policies that encourage development outside of hazard areas. Finally, the Safety Element addresses a Strong and Diversified Economy by promoting the protection of private property and loss of life from environmental and man-made hazards.

The purpose of the Safety Element is to reduce the potential risk of death, injuries, and economic damage resulting from natural and man-made hazards. The State Government Code requires the General Plan to address "the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence,

liquefaction, and other seismic hazards...; flooding; and wildland and urban fires." The Safety Element addresses only limited aspects of man-made disasters, such as hazardous waste and materials management, in particular, those aspects related to seismic events, fires, and floods. In general, hazardous materials management is addressed in the Los Angeles County Integrated Waste Management Plan (California Code of Regulations (CCR) Section 18755.5).

The Safety Element works in conjunction with the Local All Hazards Mitigation Plan prepared by the Chief Executive Office (CEO), which sets strategies for natural and man-made hazards in the County. The Local All Hazards Mitigation Plan, which has been approved by the Federal Emergency Management Agency (FEMA) and the Governor's Office of Emergency Services (OES), includes a compilation of known and projected hazards in the County. For more information on the County Local All Hazards Mitigation Plan, please visit the CEO web site at <http://lacoa.org/hazmit.htm>.

II. Seismic and Geologic Hazards

Background

Since 1800, over 90 significant earthquakes have jolted the Los Angeles region. There are over 50 active and potentially active fault segments, an undetermined number of buried faults, and at least four blind thrust faults capable of producing damaging earthquakes in the County.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris.

The three main provisions of the Alquist-Priolo Earthquake Fault Zoning Act are to:

- Require the California Geological Survey to implement maps of the surface traces of known active faults, including the best known location where faults cut the surface and a buffer zone around the known trace(s);
- Require property owners (or their real estate agents) to disclose that their property lies within identified hazard zones; and,
- Prohibit new construction of projects as defined by the Alquist-Priolo Act within these identified hazard zones until a comprehensive geological study has been completed.

Figure 9.1 identifies the County's Seismic and Geologic Hazard Zones, which include fault traces and the liquefaction and landslide risks in the County.

Figure 9.1: Seismic and Geologic Hazard Zones Policy Map

Issues

1. Seismic Hazards

Earthquakes can cause ground rupture, ground failure and landslides. In addition, flooding in low-lying coastal areas can result from a tsunami that is generated by a large offshore earthquake or

sub-marine slide. Widespread and localized earthquake induced effects place structures or utility corridors at-risk, and if damaged, can result in fires, failure of large dams, or the release of toxic, flammable, or explosive materials. The General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

2. Geologic Hazards

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially-saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

Goals and Policies for Seismic and Geologic Hazards

Goal S 1: An effective regulatory system that prevents or minimizes personal injury, loss of life and property damage due to seismic and geological hazards.

- Policy S 1.1: Discourage development in Seismic and Geologic Hazard Zones.
- Policy S 1.2: Prohibit new developments within fault traces until a comprehensive geological study has been completed, as defined by the Alquist-Priolo Act.
- Policy S 1.3: Require developments to mitigate geologic hazards, such as soil instability and landslides, in Hillside Management Areas through siting and development standards.
- Policy S 1.4: Support the retrofitting of unreinforced masonry structures to help reduce the risk of structural and human loss due to seismic or geological hazards.

III. Flood and Inundation Hazards

Background

Flood Hazard Zones are areas subject to moderate or minimal flood hazards that are identified on an official Flood Insurance Rate Map issued by FEMA. Flooding in the County can be earthquake induced or can result from intense rainfall. Figure 9.2 shows the County's Flood Hazard Zones, which are 100-year and 500-year floodplains designated by FEMA.

In addition to the Flood Hazard Zones, the California Department of Water Resource's Awareness Floodplain Mapping Program identifies potential flood hazard areas that are not part of the regulated floodplain. For the available awareness floodplain maps for the unincorporated areas, please refer to Appendix H.

Figure 9.2: Los Angeles County Flood Hazard Zones

Since 1980, the County has been a voluntary participant in the FEMA National Flood Insurance Program (NFIP). As a participant, the County is responsible for regulating development in Flood Hazard Zones and planning for floodplain management activities that promote and encourage the preservation and restoration of the natural state of the floodplain. As a compliance requirement of

the NFIP, the County enforces regulations to ensure that buildings are erected at a safe elevation and to prevent potential damage to properties.

The County provides information on Flood Hazard Zones from FEMA's Flood Insurance Rate Maps to property owners for use in resolving flood insurance matters with insurance companies and lending institutions. The County conducts educational outreach to communities in the unincorporated areas on how to mitigate flooding impacts on properties. Through these and other efforts, the County reduces flood insurance costs for residents who are required to purchase flood insurance by lowering a community's overall rating system number.

For more information on flood hazards, please visit the Department of Public Works web site at <http://dpw.lacounty.gov/wmd/nfip>.

Issues

Flood Hazards and the Impacts of Climate Change

Large sub-marine landslides have the potential to generate destructive tsunamis along adjacent coastal areas in Southern California. The travel time for a locally generated tsunami, from initiation at the source to arrival at coastal communities, can be 5 to 30 minutes.

The likelihood for the catastrophic inundation of low-lying coastal areas of the County as a result of a tsunami is low. However, the risk of losing vital commerce associated with the Ports of Los Angeles/Long Beach warrants adequate risk reduction measures from tsunamis. The Ports of Long Beach and Los Angeles have completed a Tsunami Hazard Assessment to guide disaster planning and mitigate damage from a potential tsunami at their facilities. In addition, the County All Hazards Mitigation Plan includes risk reduction measures for the coastal areas. For more information, please refer to the County Local All Hazards Mitigation Plan, which can be access on the CEO web site at <http://lacoa.org/hazmit.htm>.

Figure 9.3 identifies the County's Tsunami Hazard Areas, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone.

Figure 9.3: Los Angeles County Tsunami Hazard Areas

The inundation of water caused by a catastrophic dam or aqueduct failure can devastate large areas of the County and threaten residences and businesses. There are 103 dams in the County that hold billions of gallons of water in reservoirs, and seismic activity can compromise dam structures and result in catastrophic flooding. Since 1928, two dam failures and one near failure have occurred in the County. Frequently occurring, intense storm events have also caused mudflow and flood hazards, which have led to the destruction of property, injuries, and deaths. Figure 9.4 identifies the County's Dam and Reservoir Inundation Routes.

Figure 9.4: Los Angeles County Dam and Reservoir Inundation Routes

Climate change is expected to produce longer and more severe droughts due to higher average temperatures, as well as greater and more frequent floods. The County's current water systems are designed to balance flood protection during the winter and spring months with water storage during the dry months. Increased rainfall and an earlier melting of the snowpack could result in overburdened facilities that cannot adequately protect communities from floods. In addition, consideration needs to be made for floods caused by sea level rise. Figure 9.5 shows the areas along the coastline that can potentially be impacted due to sea level rise flooding. While these

impacts are likely to occur over a long period of time, sea level rise can affect and alter the impacts of flood inundation of low-lying coastal areas. Impacts related to sea level rise include the flooding of septic systems and the intrusion of salt water into the fresh water supply. Although coastal habitats can adapt to gradual changes in sea level, an accelerated rise in sea level will negatively impact coastal habitats. Wetlands, in particular, are at-risk of being inundated.

Figure 9.5: Sea Level Rise Impact Areas

Goals and Policies for Flood Hazards

Goal S 2: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to flood and inundation hazards.

- Policy S 2.1: Discourage development in the County's Flood Hazard Zones.
- Policy S 2.2: Discourage development from locating in dam and reservoir inundation routes.
- Policy S 2.3: Discourage development from locating downslope from aqueducts.
- Policy S 2.4: Consider climate change adaptation strategies in flood and inundation hazard planning.
- Policy S 2.5: Ensure that developments located within the County's Flood Hazard Zones are sited and designed to avoid isolation from essential services and facilities in the event of flooding.
- Policy S 2.6: Ensure that the mitigation of flood related property damage and loss limits impacts to biological and other resources.
- Policy S 2.7: Establish cooperative working relationships among public agencies with responsibility for flood protection.
- Policy S 2.8: Locate essential public facilities, such as hospitals and fire stations, outside of Flood Hazard Zones, where feasible.

IV. Fire Hazards

Background

The County faces major wildland fire threats due to its hilly terrain, dry weather conditions and the nature of its plant coverage. The at-risk areas are designated as Very High Fire Hazard Severity Zones (VHFHSZs) by the Forestry Division of the Los Angeles County Fire Department. In an effort to reduce the threats to lives and property, the Fire Department has instituted a variety of regulatory programs and standards for vegetation management, pre-fire management and planning, fuel modification, and brush clearance. In addition to these programs, the Fire Department and the Department of Public Works enforce fire and building codes related to development in VHFHSZs. The Fire Department has access requirements for single family residential uses built in VHFHSZs. Access requirements for all other uses built within VHFHSZs are determined on a case-by-case basis.

Figure 9.6 identifies the County's VHFHSZs. For more information on the County's fire prevention and safety programs, please visit the Los Angeles County Fire Department's web site at <http://fire.lacounty.gov>.

Figure 9.6: Los Angeles County Very High Fire Hazard Severity Zones Policy Map

Issues

1. The Increasing Costs of Wildland Fires

Although fires are a natural part of the County's wildland ecosystem, development in wildland areas increases the danger of wildfires to residents, property, and the environment. Increased fire frequency is the primary threat to wildland ecosystems, which are adapted to an average fire return interval of 60 to 150 years. More frequent fires cause habitat type conversion and the presence of invasive species.

Wildland fire threats are increasing, in part due to climate change. The rise in temperature and prolonged periods of drought increase the frequency and duration of wildfires. Wildfires also have negative impacts on air quality. As exposure to smoke and particulate matter has immediate and long-term public health impacts, populations may suffer from eye irritations, respiratory problems, and complications to existing lung and heart conditions. Wildfires also have major economic impacts and cost the County millions of dollars every year.

Although multiple regulations are in place to ensure that adequate infrastructure, such as peak load water supplies and necessary disaster routes are incorporated into new development projects, older communities with aging and substandard infrastructure may face greater risks from wildland fires. In addition, current regulations cannot ensure that all developments that locate in VHFHSZs are protected from wildland fire threats.

For a timeline of recent fires and their countywide impacts, as well as their impacts on the unincorporated areas, please refer to Appendix H.

2. Urban Fire Considerations

Due to the intensity of development, the number of potentially affected populations, and the difficulties of containment, the County must also devote major resources to controlling potential fire hazards in its urbanized areas. Fire safety and suppression are especially critical in industrial areas and highrise buildings. The County must also consider performance standards and use exemptions that minimize urban fire risks, such as regulating certain commercial uses that have high fire risks in mixed use developments.

Goals and Policies for Fire Hazards

Goal S 3: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.

- Policy S 3.1: Discourage development in Very High Fire Hazard Severity Zones, particularly in areas with significant biological resources.
- Policy S 3.2: Consider climate change adaptation strategies in planning for Very High Fire Hazard Severity Zones.

- Policy S 3.3: Ensure that the mitigation of fire related property damage and loss in Very High Fire Hazard Severity Zones limits impacts to biological and other resources.
- Policy S 3.4: Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire resistant building materials and vegetation.
- Policy S 3.5: Encourage the use of fire resistant vegetation that is compatible with the area's natural vegetative habitats in fuel modification activities.
- Policy S 3.6: Reduce the risk of urban fire hazards through the implementation of regulations and performance standards.
- Policy S 3.7: Ensure adequate infrastructure, including ingress, egress, and peak load water supply availability for all projects located in Very High Fire Hazard Severity Zones.
- Policy S 3.8: Consider siting and design for developments located within Very High Fire Hazard Severity Zones, particularly in areas located near ridgelines and on hilltops, to reduce the wildfire risk.
- Policy S 3.9: Support the retrofitting of existing structures in Very High Fire Hazard Severity Zones to help reduce the risk of structural and human loss due to wildfire.

V. Emergency Response

Background

Disaster Response

Figure 9.7 shows the County's Fire Disaster routes. For more information on disaster response, please refer to the County Local All Hazards Mitigation Plan, which can be accessed on the CEO web site at <http://lacoa.org/hazmit.htm>.

Figure 9.7: Los Angeles County Disaster Routes

Emergency Responders

Office of Emergency Management (OEM)

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-to-day Los Angeles County Operational Area coordinator for the County. The emergency response plan for the unincorporated areas is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in the County.

To access the OAERP, and to find more information on the OEM, please visit the CEO's web site at <http://lacoa.org>.

Los Angeles County Fire Department (LACFD)

The Los Angeles County Fire Department (LACFD) provides fire, safety, and emergency medical services to the unincorporated areas. Additionally, many cities within the County utilize LACFD services. There are three major geographic regions in the LACFD service area, which are divided into nine divisions and 22 battalions, as seen in Figure 9.8.

Figure 9.8: Los Angeles County Fire Department Regions and Divisions

The LACFD operates multiple divisions including Air and Wildland, Fire Prevention, and Forestry. In addition, the Health Hazardous Materials Division's mission is to "protect the public health and the environment...from accidental releases and improper handling, storage, transportation, and disposal of hazardous materials and wastes through coordinated efforts of inspections, emergency response, enforcement, and site mitigation oversight."

The LACFD is a special district and receives most of its revenue from the unincorporated areas from a portion of the ad valorem property tax paid by the owners of all taxable properties. This revenue source varies from one tax rate area to another, and is specifically earmarked for the LACFD. The LACFD's Special Tax, which was approved by voters in 1997, is a supplemental revenue source that pays for essential fire suppression and emergency medical services. In addition, in 1990, the County Board of Supervisors adopted a Los Angeles County Developer Fee Program to fund the acquisition, construction, improvement, and equipping of fire station facilities in the high growth areas of the County.

For more information on LACFD's programs and divisions, please visit their web site at <http://fire.lacounty.gov>.

Los Angeles County Sheriff's Department (LASD)

The LASD is the largest sheriff's department in the world. In addition to specialized services, the LASD is divided into 10 divisions, including the Office of Homeland Security, which focuses on potential threats related to local homeland security issues, such as terrorism or bioterrorism. The LASD provides law enforcement services to more than one million people living within 90 unincorporated communities, as well as to more than four million residents living within 40 contract cities. In addition, LASD provides law enforcement services to nine community colleges, Metro, and 48 Superior Courts. In addition to proactive enforcement of criminal laws, the LASD also provides investigative, traffic enforcement, accident investigation, and community education functions.

The LASD budget is approved by the County Board of Supervisors through the utilization of state and local tax dollars. These funds are augmented by revenue generating contracts and grant allowances.

The passage of tax limitation measures, decline in the popular support for bond measures, and reductions in state and federal assistance, has hampered the capability of local governments to fund public safety. The LASD partnered with the City of Santa Clarita and the County Board of Supervisors to establish the Law Enforcement Facilities Fee. The Law Enforcement Facilities Fee is a fee program that applies to certain projects in the Santa Clarita Valley and aims to mitigate project impacts on law enforcement service and facilities.

Figure 9.9 identifies the location of LASD's service areas. The Field Operation Regions are centered on 25 patrol stations that are dispersed throughout the County.

For the location and detailed information of each station, and further information on the LASD Office of Homeland Security, please visit the LASD web site at <http://www.lasd.org>.

Figure 9.9: Los Angeles County Sheriff's Department Service Areas

Issues

1. The Need for Adequate Emergency Response Services

A catastrophic natural or man-made disaster has the potential to severely strain the emergency response and recovery capabilities of federal, state and local governments, and profoundly impact the regional and state economy. It is imperative that there are adequate resources available for emergency response. For example, to effectively and efficiently fulfill all of its functions, the LASD requires a staff level of one deputy sheriff per each 1,000 population.

In addition, an adequate emergency response services requires that the County establish an early warning system for tsunamis, floods, and wildfires. Although tsunamis are considered a low risk, coastal communities often feel only minimal ground shaking and could potentially be unaware of an impending tsunami threat. In the case of wildland fires, while officials notify and evacuate threatened communities, some wildland fires can spread more quickly than residents are able to evacuate.

2. Creating Efficiencies Through Collaboration and Coordination

Continued growth and development in the County will significantly affect the LACFD and LASD operations. Coordination among various County departments is necessary to ensure adequate emergency response. Collaboration can also ensure that development occurs at a rate that keeps pace with service needs. In order to maintain an adequate emergency response system, the County must discourage development in hazardous areas, including Very High Fire Hazard Severity Zones, Flood Hazard Zones, and Seismic and Geologic Hazard Zones.

Goals and Policies for Emergency Response

Goal S 4: Effective County emergency response management capabilities.

- Policy S 4.1: Ensure that County residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.
- Policy S 4.2: Support County emergency providers in reaching their response time goals.
- Policy S 4.3: Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.
- Policy S 4.4: Encourage the improvement of hazard prediction and early warning capabilities.
- Policy S 4.5: Ensure that there are adequate resources, such as Sheriff and Fire services, for emergency response.
- Policy S 4.6: Support increased efforts to implement coordinated regional evacuation plans and disseminate public information about disaster response.

Table 9.1: Safety Element Implementation Actions

Programs	Location in Part III
Seismic Hazards Ordinance Flood Hazards Ordinance Wildland Fire Hazards Ordinance	See Environmental Resource Management
Community Design Guidelines At-Risk Properties Hazard Fund and Acquisitions Strategy	See Healthy, Livable and Equitable Communities

[Text Box]

Wildland Fires and Climate Change

Recent studies indicate that the changing climate has resulted in wildland fires that last longer and occur more frequently. In 2007 and 2008 alone, wildland fires burned over 147,000 acres, destroyed 570 residences, and damaged an additional 42 residences in the unincorporated areas. In 2009, the Station Fire broke out in the Angeles National Forest, which burned nearly 160,000 acres and destroyed approximately 76 residences. This fire, the largest in Los Angeles County recorded history, occurred months before the Santa Ana winds, which often exacerbate wildland fires in the fall and spring months.

[Text Box]

Community Emergency Response Team (CERT) Program

The Community Emergency Response Team (CERT) Program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations. Using the training learned in the classroom and during exercises, CERT volunteers can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help. CERT members also are encouraged to support emergency response agencies by taking a more active role in emergency preparedness projects in their community.

For more information on the CERT Program, please visit the Fire Department web site at <http://www.fire.lacounty.gov/ProgramsEvents/PECERT.asp>.

Chapter 10: Public Services and Facilities Element

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I. Introduction

As the County continues to grow, the demand for public facilities and infrastructure will increase. This Element provides a summary of the public services and facilities that serve the County, and establishes policies that guide the provision of public services and facilities in conjunction with the County’s projected growth.

The Public Services and Facilities Element addresses the General Plan Guiding Principles with a strategy to provide Sufficient Community Services and Infrastructure for the unincorporated areas. Important community issues, such as water supply and waste disposal are covered in this Element, and are vital components of promoting Healthy, Livable, and Equitable Communities and Smart Growth principles. A strong public services and facilities system also works toward Environmental Resource Management principles by improving the County's service systems to be efficient and energy sensitive, which in turn protects open space and environmentally sensitive areas. Finally, strong service provision and infrastructure is an important factor for ensuring a Strong and Diversified Economy.

The Public Services and Facilities Element promotes the orderly and efficient planning of public facilities and infrastructure in conjunction with land use development and growth. This Element focuses on services and facilities that are affected the most by growth and development: Water; Wastewater and Sewer; Solid Waste; Utilities; Education; and Libraries. The Element also discusses the key role of collaboration among County agencies in efficient and effective service provision and facilities planning.

This Element works in conjunction with the Department of Public Works (DPW) Strategic Plan, which outlines service delivery goals for sanitary sewer, water supply, flood control, garbage disposal, and traffic lighting within the County; Standard Urban Stormwater Mitigation Plan; Integrated Waste Management Plan; Sewer System Management Plan; Library Strategic Plan; and other plans to address the provision of public services and facilities to the unincorporated areas.

II. Effective Service and Facilities Planning

Background

There are special development fees and legal requirements in place to address the provision of services or facilities and infrastructure, including school facilities fees, sewer connection mitigation fees, fire protection facilities fees, library facilities mitigation fees, and water supply assessments for large projects.

Issues

1. Development Fees

Many of the County's existing public facilities are operating at full capacity or are overburdened. In addition, many development fees and legal requirements that are intended to pay for infrastructure and services only apply to certain developments, such as subdivisions and projects that exceed a certain size threshold.

2. The Need to Effectively Track Development

In addition to fees, a comprehensive system is necessary to effectively track planned development and corresponding infrastructure and service needs. Coordination among various County departments ensures that infrastructure is upgraded, as well as expanded in areas, such as the County's Transit Oriented Districts, where General Plan encourages development.

Without adequate investment from the public sector to maintain and upgrade existing infrastructure, the costs of infrastructure improvements could make a project financially infeasible. As the General Plan promotes growth in urbanized infill areas, the County will benefit from the long-term reduction in infrastructure costs, as various studies show that the costs to providing public infrastructure and

services, such as roads, water, sewerage systems, garbage collection, school transport and mail delivery, tend to increase with sprawl.

Goals and Policies for Effective Service and Facilities Planning

Goal PS/F 1: A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.

- Policy PS/F 1.1: Discourage development in areas without existing adequate public services and facilities.
- Policy PS/F 1.2: Ensure that adequate services and facilities are provided in conjunction with a development project through phasing or other mechanisms.
- Policy PS/F 1.3: Ensure coordinated service provision through collaboration between County departments and service providers.
- Policy PS/F 1.4: Focus infrastructure investment, maintenance and expansion efforts where the General Plan encourages growth, such as Transit Oriented Districts.
- Policy PS/F 1.5: Support multi-faceted public facility expansion efforts, such as substations, mobile units, and satellite offices.

III. Water

Background

The County provides a continuous supply of clean water for everyday uses through a complex water management system, which consists of numerous water providers, water control boards and other agencies. The County's mix of local and imported water supplies is delivered through an intricate system of aqueducts, reservoirs, and groundwater basins.

Water Sources

Approximately 33 percent of the County's water supply comes from local sources, including surface water from mountain runoff, groundwater and recycled water. While local water supplies are the least costly, surface water and groundwater supplies fluctuate in response to variations in annual rainfall, contamination and effectiveness of conservation measures.

Water is imported into the County from three sources: the Colorado River, the Bay Delta in Northern California via the State Water Project, and the Owens Valley via the Los Angeles Aqueduct. The Los Angeles Aqueduct primarily serves the residents and businesses of the City of Los Angeles.

For a description of the County's local water sources, please refer to the Conservation and Open Space Element. For description of the imported water sources, please refer to Appendix I.

Water Suppliers

Water services in the County are provided by a complex network of water districts, water wholesalers and private companies that specialize in developing and improving water service for their customers. Most of the imported water utilized in the unincorporated areas is provided by the Metropolitan Water District, Castaic Lake Water Agency, Antelope Valley/East Kern Water Agency,

Littlerock Creek Irrigation District and the Palmdale Water District. For a description of water suppliers, please refer to Appendix I.

Water Management Plans

In accordance with the State Urban Water Management Planning Act of 1983, every urban water supplier that annually serves 3,000 or more customers, or provides more than 3,000 acre feet of water, must prepare and adopt an Urban Water Management Plan (UWMP). These plans contain a description and evaluation of water supplies, reclamation programs, and conservation activities. Based upon land use plans provided by local governments, population projections or other inputs, the UWMP calculates the projected water demand for the district and compares this demand against current and anticipated water supplies. These UWMPs, which are updated every five years, are provided to local governments to help inform decisions about new development proposals and whether there are sufficient water supplies to serve projects.

UWMPs serve as building blocks for Integrated Regional Water Management Plans (IRWMPs), which define a clear vision and strategy for the sustainable management of water resources within a specific region delineated by one or more watersheds. Local and County UWMPs can be found on SCAG's web site at <http://www.scag.ca.gov/rcp/uwmp.htm>.

Issues

Drought, pollution, population growth and land use affect the quantity and quality of local and regional water supplies. The County's climate is characterized by extended periods of dry weather and varying levels of rainfall, which range from an average of 27.5 inches in the San Gabriel Mountains to 7.8 inches in the Antelope Valley. The overall demand for water is projected to increase dramatically between 2000 and 2035, and the cost, quality and availability of water will affect future development patterns.

1. Water Conservation

The County needs to reduce its reliance on imported water sources. Voluntary conservation measures by industries and residents have been successful in the past, particularly with regard to outdoor water use. Two thirds of residential water use is attributed to landscape maintenance, which makes conservation measures such as planting drought tolerant, indigenous plants an important component of conservation policy.

The conservation of the County's water supply is a primary goal of local and County officials. To reduce the County's dependence on imported water, County agencies are establishing various conservation programs to address this significant policy issue. One example from the Department of Public Works is the creation of water reclamation projects and groundwater recharge facilities to capture stormwater runoff. In 2000, County conservation efforts captured 220,000 acre feet of local stormwater runoff that was valued at \$80 million. Additional actions include the County Board of Supervisor's 2008 Countywide Water Supply and Conservation Alert. This resolution urged County residents, businesses, and water purveyors to intensify water conservation efforts and directed all County departments to implement measures to achieve a 15 to 20 percent reduction in overall water demand.

In addition to stormwater runoff, the General Plan supports conservation efforts that focus on curbing demand by reducing consumption through technological advances, such as aerators and motion sensors on low flush toilets and stalls, onsite grey water reclamation and dual plumbing, and promoting xeriscaping. At the same time, educational campaigns are being created to discourage wasteful water consumption.

2. Increasing the Water Supply

Recycled water is used primarily for recharging groundwater aquifers through spreading operations and injection at seawater barriers. Other uses of recycled water include irrigating landscaping and supplying industrial processes. Recycled water provides a reliable and consistently high quality supply of water, but also requires additional infrastructure and modifications to regulations that govern the use of recycled water, before it can reach its full supply potential.

Several water agencies throughout Southern California are taking the steps to add desalinated water to their list of water supplies. Desalination, or removing salt from ocean water, has the potential to increase the local water supply, but is also energy consumptive and costly. The Metropolitan Water District and Castaic Lake Water Agency plan to purchase desalinated water, and the Los Angeles Department of Water and Power is planning to build a desalination plant in Playa del Rey to supplement local water supplies.

Goals and Policies for Water

Goal PS/F 2: Increased water conservation efforts.

- Policy PS/F 2.1: Implement water conservation measures, such as drought tolerant landscaping and restrictions on water used for landscaping.
- Policy PS/F 2.2: Support educational outreach efforts that discourage wasteful water usage.

Goal PS/F 3: Increased local water supplies through the use of new technologies.

- Policy PS/F 3.1: Increase the supply of water through the development of new sources, such as recycled water.
- Policy PS/F 3.2: Support the increased production, distribution and use of recycled water to provide for groundwater recharge, seawater intrusion barrier injection, irrigation, industrial processes and other beneficial uses.

IV. Wastewater and Sewer

Background

The management of wastewater effluent and raw sewage in the County involves a complex mix of service providers to cover its large population and vast geographic area. The primary providers of wastewater management services for the unincorporated areas include the County Sanitation Districts, the Department of Public Works, and municipal septic or wastewater systems.

Construction operations and the maintenance of facilities that collect, treat, recycle and dispose of sewage and industrial wastes is the responsibility of the Sanitation Districts. Local sewers and laterals connected to the Sanitation District's trunk sewer lines in the unincorporated areas are the responsibility of the Department of Public Works.

The Sanitation Districts, which is a confederation of 24 independent districts, serve the wastewater and solid waste management needs of approximately 5.2 million people, cover over 800 square miles and service 78 cities and the unincorporated areas. As of 2005, the Sanitation Districts owned, operated and maintained 1,340 miles of sewers that conveyed 510 million gallons per day (gpd) of wastewater, 200 million gpd of which is recycled, to 11 wastewater treatment plants. The service

areas for the County's sewer systems include the Joint Outfall System, which is a partnership of 17 of the 24 independent sanitation districts, the Santa Clarita Valley and the Antelope Valley.

The Department of Public Works maintains 5,200 miles of main line sewers, 255 pumping stations and four sewage treatment plants. The Department of Public Works Environmental Programs Division also permits and inspects industrial waste discharge into local sewers. The County Code requires that every business that disposes industrial wastewater obtain a permit. The Standard Urban Stormwater Mitigation Plan (SUSMP) provides guidance to builders, land developers, engineers and planners in the selection of post construction best management practices (BMPs). The Sewer System Management Plan controls and mitigates sewer sanitary overflows. For more information on the SUSMP and the SSMP, please visit the Department of Public Works web site at <http://ladpw.org>.

Issues

Sewer and Wastewater Management

Sewer systems in certain parts of the unincorporated areas are aging and require upgrades. The County does not plan for sewer infrastructure needs through long-range capital improvement planning, and instead addresses sewer infrastructure in a piecemeal fashion.

The treatment of stormwater runoff in wastewater management systems is a serious concern in the County, particularly because stormwater runoff contains pollutants, including heavy metals, pesticides, herbicides, fertilizer, animal waste, trash, food waste, fuels, oils, solvents, lubricants and grease. The collection of these pollutants into stormwater channels, which have traditionally been discharged directly into the Pacific Ocean, is a serious water quality issue.

There is a renewed focus for treating stormwater runoff and other wastewater onsite before it is conveyed to the sewage system. Instead of burdening the existing sewage system, onsite treatment and retention basins clean up wastewater before it enters the water system, and if designed and sited properly, can increase natural groundwater recharge. This concept of treating stormwater runoff is required through the Low Impact Development (LID) Ordinance, which is a component of the County's Green Building Program.

Goals and Policies for Wastewater and Sewer

Goal PS/F 4: A reliable network of wastewater systems in the County.

- Policy PS/F 4.1: Encourage the planning and continued development of efficient countywide wastewater systems.
- Policy PS/F 4.2: Support capital improvement plans to improve aging and deficient wastewater systems, particularly in areas where the General Plan encourages development, such as TODs.
- Policy PS/F 4.3: Ensure the proper design of sewage treatment and disposal facilities, especially in landslide, hillside, and other hazard areas.

V. Solid Waste

Background

The County has the largest solid waste management system in the country. There are seven major solid waste landfills, four minor solid waste landfills and two waste to energy facilities that serve the County, as shown in Figure 10.1. In 2009, the County generated, on average, 64,780 tons of solid waste per day (tpd). As available space for landfills becomes scarce and more distant, and as local landfills reach their holding capacity, cities and counties have been mandated to more effectively manage waste and reduce their solid waste volume.

Figure 10.1: Los Angeles County Landfill Map

The 2009 Annual Report for the Los Angeles County Integrated Waste Management Plan (IWMP) describes the County's strategy for maintaining adequate disposal capacity through 2024. Provided certain assumptions are met, the County would meet its disposal capacity needs by permitting and developing all in-County landfill expansions; utilizing out-of-County disposal capacity; developing necessary infrastructure to facilitate the export of waste to out-of-County landfills; and developing facilities that utilize conversion technologies to the extent that is technically and economically feasible. The development of out-of-County disposal capacity, markets for recovered materials and conversion technologies are anticipated to meet the expanding needs for the County. In 2009, the County exported over 5,700 tpd to landfills in neighboring counties. In order to meet future disposal needs, the County will continue to export more waste to these landfills.

The County has a number of countywide diversion, source reduction and household hazardous waste programs. In 2006, the countywide diversion rate, or the rate of waste that has been diverted from landfills through recycling and other programs, was 58 percent, which is comparable to the statewide rate (54 percent). In that year, the County disposed of approximately 12 million tons of waste.

For more information on the County's waste management programs, please visit the Department of Public Works Environmental Programs Division web site at <http://www.CleanLA.org>. For more information on the County's solid waste disposal data, please visit <http://www.LACountySWIMS.org>.

Issues

1. Waste Generation and Disposal Capacity

The major issues regarding waste management in the County include the growing amounts of waste being generated and disposed of; a shortage of solid waste processing facilities; and strong public opposition for new solid waste management facilities. Table 10.1 lists the remaining permitted capacity for landfills in the County. Based on 2009 waste disposal figures, without major expansions to existing landfills, the County's current disposal system has approximately five years of remaining capacity left. In 2013, the Puente Hills Landfill, the largest landfill in the County, will close. At that time, a significant percentage of the County's solid waste may have to be exported to facilities out of the County, which may result in increased costs and environmental impacts. This concern is exacerbated by the projected increase in waste generation to approximately 92,455 tpd within the next 15 years.

Table 10.1: Remaining Permitted Disposal Capacity for Los Angeles County Landfills

Landfill	Maximum Daily Capacity (Tons)	Estimated Remaining Permitted Capacity (Million Tons)*	Remaining Life (Years)**
Antelope Valley	1,400	7.36	28
Burbank	240	3.12	44
Calabasas	3,500	7.53	16
Chiquita Canyon	6,000	7.32	10
Lancaster	1,700	13.1	3
Pebble Beach	49	0.06	18
Puente Hills	13,200	14.35	4***
San Clemente	10	0.04	23
Scholl Canyon	3,400	5.06	15
Sunshine Canyon (City/County)	12,100	80.63	28
Whittier (Savage Canyon)	350	3.35	39
Total	43,749	141.92	

Source: Los Angeles County Integrated Waste Management Plan, 2009 Annual Report, February 2011.

*Estimated remaining permitted capacity based on landfill owner/operator responses in a written survey conducted by the Los Angeles County Department of Public Works in August 2010, as well as a review of site specific permit criteria established by local land use agencies, local enforcement agencies, California Regional Water Quality Control Board, and the South Coast Air Quality Management District.

**Landfill remaining life as permitted in 2009.

***The Puente Hills Landfill will close in October 31, 2013.

Solid waste enterprises within the County are proponents of Material Recovery Facilities/Transfer Stations to provide additional infrastructure to help meet the County's future disposal needs. The County Sanitation Districts completed the acquisition of the Mesquite Regional Landfill in Imperial County and has signed a purchase agreement for the acquisition of the Eagle Mountain Landfill. Mesquite Landfill has a permitted capacity of 20,000 tpd and a 100-year lifespan. The County Sanitation Districts are developing a waste by rail system that could transport up to 8,000 tpd to the Mesquite Landfill.

2. Promoting Alternative Technologies

Faced with a dwindling landfill capacity, as well as the impacts of climate change, the County must evaluate sustainable options for solid waste management, such as conversion technologies and

landfill gas to energy facilities. The Sanitation Districts currently have three landfill gas to energy facilities that generate electrical power from landfill gas. Landfill gas is created through the natural decomposition of refuse and has about half the energy content of natural gas. Conversion technologies refer to a wide variety of biological, mechanical, chemical, and thermal (excluding incineration) processes that convert residual post recycled municipal solid waste and other organic feedstock into useful products, alternative fuels and clean and renewable energy. Additionally, utilizing conversion technologies locally could effectively enhance recycling, reduce pollution and greenhouse gas emissions, extend the life of existing landfills and reduce dependence on fossil fuels. Conversion technologies are currently being explored by the County in conjunction with the Alternative Technology Advisory Subcommittee, which is comprised of a diverse group of representatives from public agencies, industry, community, and other experts in the field of conversion technologies. As a part of the Southern California Conversion Technology Demonstration Project, on April 20, 2010, the Board of Supervisors approved agreements to develop three conversion technology demonstration projects, and instructed the Department of Public Works to begin evaluating options for the development of commercial-scale projects in the County. For more information, please visit the Southern California Conversion Technology Demonstration Project web site at <http://www.socalconversion.org>.

3. Trash Hauling

For many years, two-thirds of the unincorporated areas (primarily the San Gabriel and Antelope Valleys), residential and commercial solid waste collection services were provided through an open-market system whereby each resident/business directly arranged for trash collection services with no County involvement. Due to changes in federal and state laws regarding waste reduction, changing public attitudes toward protecting the environment and increasing consumer demands for better service, the open-market system was unable to fully adapt to these conditions. In response, beginning in 2007, DPW gradually implemented a residential trash collection franchise system to replace the open-market system. Under the franchise system, the County signs an agreement with waste haulers to authorize them to provide exclusive services for individual communities; and, the County establishes minimum service standards, and institutes rate control measures. As a result, the franchise system has helped to improve customer service, increase accountability, develop cleaner neighborhoods and increase diversion rates. As of early 2011, 14 residential franchises have been established throughout San Gabriel Valley and Santa Clarita Valley. DPW anticipates replacing the remaining residential open-market system areas, including the Antelope Valley, as early as 2014. In regards to the commercial open market system, DPW anticipates replacing it with a franchise system by mid 2012.

Trash collection service in the remaining third of the unincorporated areas (located in South Los Angeles and Malibu areas) is provided through a garbage disposal district system. Under this system, the County issues a contract for a waste hauler to provide service to both residents and businesses. Operational expenses are paid from revenues generated through special property tax assessments. To date, the County has established seven garbage disposal districts, which are the only ones operating in the State.

Goals and Policies for Solid Waste

Goal PS/F 5: Adequate disposal capacity and minimal waste and pollution in the County.

- Policy PS/F 5.1: Maintain an efficient, safe and responsive waste management system that reduces waste while protecting the health and safety of the public.

- Policy PS/F 5.2: Encourage solid waste management facilities that utilize conversion and other alternative technologies and waste to energy facilities.
- Policy PS/F 5.3: Reduce the County's waste stream by minimizing waste generation and enhancing diversion.
- Policy PS/F 5.4: Encourage the use and procurement of recyclable and biodegradable materials throughout the County.
- Policy PS/F 5.5: Encourage the recycling of construction and demolition debris generated by public and private projects.
- Policy PS/F 5.6: Ensure adequate and regular waste and recycling collection services.
- Policy PS/F 5.7: Ensure adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities.
- Policy PS/F 5.8: Discourage incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide Integrated Waste Management Plan.
- Policy PS/F 5.9: Encourage the availability of trash and recyclables containers in new developments, public streets, and large venues.

VI. Utilities

Background

The County's utility infrastructure, information and communication networks are layered with utility rights of way and properties that contain tower structures, substations, generating plants, pipelines, storage fields, valve stations, wells, radio and television studios and other equipment facilities. In the unincorporated areas, most electric, natural gas, or telecommunication services are delivered by private service providers. However, the County recognizes the need to define and ensure adequate levels of service in these areas as the County continues to grow.

Issues

1. Energy Conservation

The County is faced with considerable strain on existing electricity and power delivery systems. As a result of increased electricity usage and prolonged hot weather conditions due to climate change, brown outs, or losses of power and forced reductions in electricity delivery, occur periodically throughout the State. There is a need to upgrade the County's power grid and service capabilities, and to educate the public on energy conservation. Upgrades and enhancements of local services and strong energy conservation programs can add to the reliability and efficiency of the overall utility network, and contribute to the long-term quality of life for County residents and businesses.

Similarly, the region's substantial population growth is outpacing the development of new natural gas supplies, much of which is imported from out of state. In addition to heating and cooking, natural gas currently provides 73 percent to 90 percent of the energy used to generate electricity, especially during peak times. As the population continues to grow, renewed focus must be placed on the development of new natural gas supplies, including locally produced natural gas and liquefied

natural gas (LNG); upgrading and enhancing the region's natural gas infrastructure system to improve reliability and efficiency; strong energy conservation programs; and renewable energy alternatives.

A major contributor to the long-term energy independence of the County will be the increased production of energy from renewable sources, such as wind and solar power. The production of energy from renewable sources onsite can also ensure the ongoing operations of primary health, safety and civic infrastructure during times of disruption. Currently, the County is participating in the Statewide Renewable Energy Transmission Initiative (RETI), which identifies sites that are suitable for various types of renewable energy sources, including geothermal, solar, wind and biomass. This issue is discussed in greater detail in the Conservation and Open Space Element.

2. Siting Facilities

It is important for the County to address land use compatibility in siting infrastructure facilities that are necessary for the delivery of energy and information resources. Siting utility infrastructure and facilities is difficult, as many parts of the County are built out with little room for facility expansion. In certain areas, there is public opposition to the expansion or placement of utility infrastructure. In the case of new natural gas storage facilities, there is added difficulty in finding locations with specific geologic conditions to ensure efficiency and reliability.

Goals and Policies for Utilities

Goal PS/F 6: A County with adequate public utilities.

- Policy PS/F 6.1: Ensure efficient and cost effective utilities that serve existing and future needs.
- Policy PS/F 6.2: Improve existing wired and wireless telecommunications infrastructure.
- Policy PS/F 6.3: Expand access to wireless technology networks, while minimizing visual impacts through co-location and design.
- Policy PS/F 6.4: Protect utility facilities to ensure the continued provision of utility services in the County.
- Policy PS/F 6.5: Encourage the use of renewable energy sources in utility and telecommunications networks.
- Policy PS/F 6.6: Encourage the construction of utilities underground, where feasible.
- Policy PS/F 6.7: Encourage projects that incorporate onsite renewable energy systems, such as wind turbines, solar panels, or fuel cells.

VII. Education

Background

The County's role in developing and managing educational facilities and programs is limited. However, the Los Angeles County Office of Education (COE), which is the country's largest regional education agency, serves as an intermediary between the local school districts and the State Department of Education. The COE is guided by a seven member County Board of Education, which is appointed by the County Board of Supervisors. The COE provides a vision statement and

strategic opportunities for educational facility development to coordinate the assessment of facility needs and the construction of schools that fall to individual school districts throughout the County. For more information, please visit the COE web site at <http://www.lacoe.edu>.

Another role that the County plays in coordinating in public school facilities is through the County subdivision approval process, in which developers are required to assess the need for, and in some cases provide, land for the construction of public schools within their development. Development impact fees, based on the size of a development, are distributed to the appropriate school district for the construction of school facilities before the County issues any building permits.

Issues

Land Use Coordination

At a minimum, the State Education Code requires public school districts to notify the local planning agency when siting new public schools to determine if the proposed site conforms to the General Plan. In addition, school districts consult with the County through the CEQA process.

As educational facilities are major components of, and significantly impact neighborhoods, it is essential for the County to work proactively with school districts and other educational providers to ensure the coordination between land use planning and school facilities planning. Joint-use school facilities, as opposed to stand alone institutions, can benefit communities and create operational and economic efficiencies. School facilities should be accessible and open to multiple users, including students and the greater community.

There is also a shortage of early childhood education facilities in the State. A study by the Advancement Project Los Angeles concluded that more than one in five four-year olds may be deprived access to preschool due to lack of facility space in their neighborhoods, and these shortages are even more critical in urban cores and low income areas. For additional information please visit <http://www.advanceproj.org/preschool>. In addition, the early care and education industry (ECE) is important to the County's economy. A study conducted by the Insight Center for Community Economic Development determined that the ECE industry generates \$1.9 billion annually and provides over 65,000 full-time equivalent jobs in the County. For a copy of the report please visit <http://www.insightccd.org>. The County encourages large family child care homes and child care facilities through streamlining and other zoning incentives.

Goals and Policies for Education

Goal PS/F 7: A County with adequate educational facilities.

- Policy PS/F 7.1: Encourage the joint-use of school sites for community activities and other appropriate uses.
- Policy PS/F 7.2: Proactively work with school facilities and education providers to coordinate land use and facilities planning.
- Policy PS/F 7.3: Encourage adequate facilities for early childhood education and childcare.

VIII. Libraries

Background

The County of Los Angeles Public Library is one of the largest public library systems in the country. In fiscal year 2009-2010, the Library staff circulated 16.8 million items to 3.3 million cardholders; answered over 10 million reference questions; provided 19,000 programs to 515,000 children, teens, and adults; and assisted the public with three million internet sessions on the Library's public access computers. The County Library system is a special fund County department operating under the direction of the County Board of Supervisors. Figure 10.2 identifies the County libraries and service planning areas.

Figure 10.2: Los Angeles County Libraries

Supplementing the 5.8 million volume book collection, the Library also offers magazines, newspapers, microfilm, government publications, specialized reference materials, magazines, audio-visual media, adult, teen and children programs, downloadable audio and ebooks, and internet access, including WiFi.

For more information on the Library system, please refer to the County of Los Angeles Library Strategic Plan, which can be viewed at <http://www.colapublib.org/aboutus/strategic.html>.

Library Facilities Mitigation Fees

The County applies a library facilities mitigation fee to new residential development projects in unincorporated areas. This fee is intended to mitigate the significant adverse impacts of increased residential development on the County Library system. The library facilities mitigation fee is based on the estimated cost of providing the projected library facility needs in each library planning area. Table 10.2 shows these fees as of July 1, 2010.

Table 10.2: County Public Library Facilities Mitigation Fees (2010)

Planning Area (P.A.)	Fee (per dwelling unit)
P.A. 1: Santa Clarita Valley	\$805.00
P.A. 2: Antelope Valley	\$781.00
P.A. 3: West San Gabriel Valley	\$815.00
P.A. 4: East San Gabriel Valley	\$803.00
P.A. 5: Southeast	\$806.00
P.A. 6: Southwest	\$812.00
P.A. 7: Santa Monica Mountains	\$808.00

The mitigation fee in each of the seven planning areas is reviewed annually by the County Librarian, in consultation with the County Auditor Controller, and is adjusted every July 1. No adjustment shall increase or decrease the fee to an amount more or less than the amount necessary to recover the cost of providing applicable library facilities and services.

The provisions of the Library Facilities Mitigation Fee Ordinance are applicable to residential projects only. All library facilities mitigation fees received by the County are deposited into a special library capital facilities fund (one for each library planning area), and expended solely for the purposes for which the fees were collected.

Issues

Library Facility Needs

The majority of the County's 86 libraries are undersized and understocked to meet the service needs of current and projected populations served by the County Library system. A study conducted by the County Library in April 2001 determined that many of the County's libraries do not meet basic facility and service planning guidelines. The current guideline for library facility space is a minimum of 0.5 gross square foot per capita. The 2001 study determined that 89 percent of existing libraries will not meet that standard in the year 2020. In addition, the study determined that by 2020, 77 percent of existing libraries will not meet the County Library's current service level planning guideline of 2.75 items (books and other library materials) per capita.

Many existing County libraries are located in areas with little or no new residential development, and therefore, there are no mitigation fees or other reliable sources of capital funding available to replace or expand them. A permanent source of funding to replace or expand existing facilities is needed to meet the projected population growth in the County Library's service area over the next two decades.

Goals and Policies for Libraries

Goal PS/F 8: A comprehensive public library system.

- Policy PS/F 8.1: Ensure a desired level of library service through coordinated land use and facilities planning.
- Policy PS/F 8.2: Support library mitigation fees that adequately address the impacts of new development.

[Text Box]

Constituent Service Centers and Environmental Service Centers

Due to geographic spread and demographic characteristics, there is a need to establish a number of local centers that can address specific constituent needs and requests, in close proximity to homes and places of work. Constituent Service Centers provide high quality, public services at conveniently located facilities. Specific County department presence will be tailored to each community's needs, including but not limited to community meetings rooms, libraries, senior community centers, and field offices for various County Departments such as the Consumer Affairs, Sheriff, Planning and Building and Safety. Additional services could include Adult Protective Services, and space for community-based organizations. Examples of Constituent Service Centers include the East Los Angeles Civic Center, and two in development in Florence-Firestone and Lennox.

Environmental Service Centers are Constituent Service Centers that provide assistance to the community on environmental initiatives, such as the County's Green Building Program, AB 811 and the PACE program. County staff is available to answer questions about retrofits, water conservation, and to inform people of the County's Green Building policies. There is currently an Environmental Service Center located in West Athens-Westmont.

Table 10.3 Public Services and Facilities Element Implementation Actions

Programs	Location in Part III
TOD Program	See Smart Growth
Planning Area Capital Improvement Plans Resource and Development Management System (RDMS)	See Adequate Community Services and Infrastructure
Water Quality Initiatives Water Conservation Ordinance	See Environmental Resource Management
PACE Financing Program Zero Waste Program Renewable Energy Ordinance	See Healthy, Livable and Equitable Communities

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Chapter 11: Economic Development Element

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I. Introduction

From its origins as a sparsely populated agricultural area, Los Angeles County has developed into a national and global economic center. Today, the County's economy is diverse and fast changing, and faces global competition for economic resources.

The Economic Development Element addresses the General Plan Guiding Principles by providing an economic development strategy to develop a Strong and Diversified Economy. The Element addresses Smart Growth by including policies for adequate and protected land for employment-rich land uses and businesses, and Sufficient Community Service and Infrastructure by underscoring the importance of services and infrastructure in promoting industry and strengthening the County's workforce. The Element also addresses Environmental Resource Management by focusing employment-based land uses toward infill areas, and addresses Healthy, Livable, and Equitable concerns by ensuring that industrial uses are planned for sustainably and with considerations for compatibility with non industrial uses.

The Economic Development Element outlines the County's economic development goals, and provides strategies that contribute to the financial well-being of the County. The overall performance of the economy and economic development efforts strongly impact land use and development patterns. Through the implementation of this Element, the County is planning for the economic health and prosperity of its physical and social environments, and strategically for the future economy.

The Element works in conjunction with the Los Angeles County Strategic Plan for Economic Development, which was adopted by the Board of Supervisors in 2010. The Strategic Plan can be found at the following link:

<http://www.lacountystrategicplan.com/documents/LACountyStrategicPlanforED.pdf>.

II. Background

Los Angeles County's historical growth pattern of sprawling single family development, with scattered commercial and industrial uses, has strongly influenced the County's economy.

The first major economic sectors to emerge in the County were land development, real estate and the entertainment industry, which continues today to play a major role in the County's economy. In addition, the aerospace industry was responsible for some of the County's major growth spurts. By the 1960s, the aerospace industry had employed hundreds of thousands of workers, which accounted for nearly half of the County's manufacturing jobs at that time.

During the 1990s, major economic, social, and environmental trends impacted the County's economy, in particular, the manufacturing sector. The end of the Cold War reduced defense spending, which significantly impacted the County's aerospace and related manufacturing industries. In addition, with free trade agreements and globalization, local, regional, state and national level economies merged with the global economy, and competition with overseas producers with cheaper labor and production costs prompted an exodus of manufacturing jobs from the County.

The present economy of the County is technology driven, including biomedical, digital information technology, and environmental technology. Another key economic driver is creativity and the fusion between technology and creativity, such as innovations in interactive media. International trade, entertainment, aerospace, technology, petroleum, apparel, and tourism continue to drive the County's economy, as well as media production, finance, telecommunications, law, healthcare, and transportation.

Economic Sectors and Jobs

The County has a diverse economic base, with multiple industry clusters. Despite significant losses, the County is still the largest manufacturing center in the country. The County is also home to the Ports of Los Angeles and Long Beach, which combined, is considered the fifth busiest port in the world.

Increased population growth has transformed the County's economic landscape, and growth in minority-owned small businesses has contributed to offsetting the decline in manufacturing jobs. Although the County has gained jobs in recent years, the total number of jobs in the County has only recently rebounded to 1990 levels.

According to the LAEDC, the largest growth sectors in terms of jobs are professional, scientific and technical services, health services, and retail trade. The County continues to have a net decrease in durable goods manufacturing and construction jobs, and a weakening housing sector will continue to affect the regional economy.

According to the State Employment Development Department, as of 2007, the leading industries in the County are:

- Tourism and hospitality;
- Professional and business services;
- Direct international trade;
- Entertainment (motion picture/TV production); and

- Wholesale trade and logistics.

The largest employers in the County are federal, state and local governments, school districts and higher education institutions. The County government ranks the highest in total number of workers of any employer, with 101,100 employees. The healthcare provider, Kaiser Permanente, maintains the highest number of jobs for a private sector employer, with 36,500 jobs. The largest multinational employer based in the County is the Walt Disney Company, with more than 100,000 employees worldwide. Furthermore, the County is home to 14 Fortune 500 companies.

III. Issues

1. Economic Growth

Despite the County's continued population growth, total job numbers in the County have only reached 1990 levels in recent years. A significant portion of the County's economic growth in the last 15 years has been in the "informal" economy, as well as the growth of small and minority-owned businesses. However, these businesses often have limited growth potential due to limited access to capital and expansion opportunities. Other major growth areas include low wage service and retail jobs. The rise in low wage jobs is projected to continue.

2. Attracting Target Industries

The following eight target industries have the most potential to contribute to a broad based, stable, and expanding economy for the County:

Entertainment (Motion Picture & Television Production)

The County is home to an internationally recognized entertainment industry and is the site of major television and movie production activities, video game and digital entertainment production, and an increasing number of fine arts establishments and venues. To prevent the relocation of entertainment production to other states and overseas, the County must continue to pursue state incentives to keep entertainment production in California and in the Los Angeles region. In addition, the County must address the potential conflicts between communities, filming and production, and balance the needs of the entertainment industry with community concerns.

Professional Business Services

Professional business services include specialized expertise in accounting, business consulting, engineering and architecture, design, legal services, and research and development. The County is well-suited for these industries due to the overall size of the market, the presence of several major universities, and a large design-oriented economic sector.

Financial Services

The County is home to the largest middle market banking center in the country, and includes specialized banking services, a growing number of community banking operations and overseas branch banks, and a competitively large number of venture capital firms. The County can capitalize on the financial industry to promote economic development. The growth of small and minority-owned businesses and international trade make Los Angeles an attractive market for large banks. Understanding and focusing on the existing strengths of the County's financial sector can help facilitate its growth into a financial center.

Trade and Logistics

The Ports of Los Angeles and Long Beach, along with LAX, handle more cargo than any other region in the country, and trade and logistics continues to be a growing economic sector in the County. Infrastructure improvements related to trade and goods movement should be prioritized to maintain the County's competitive hold on this sector. Additionally, expanding trade and goods movement can benefit the County. For example, facilitating the creation of an "inland port" near the Palmdale Regional Airport would alleviate congested conditions in the Ports and airports in the southern portion of the County, while also strengthening the employment base in the northern portion of the County. For an inland port to succeed, economical routes must be identified and supported by infrastructure improvements.

Health Sciences and Biomedical Research

Health sciences and biomedical research represents a growing industry that provides high paying jobs. The County cannot capitalize on this sector without addressing the lack of high tech industrial or office space. Land use policy and redevelopment efforts can increase the amount of land available for this target industry.

Green Sector

Green technology, or environmental technology, conserves the natural environment and resources, promotes alternative uses in energy, and expands environmental sustainability in businesses activities. Public awareness of climate change, pollution, and deteriorating environmental conditions are changing the way land is regulated and developed. As a major metropolitan area with a large labor pool, professional and academic resources, and the benefit of local engineering companies, the County has an opportunity to lead this small but rapidly growing sector.

Specialized Manufacturing/Textiles/Fashion

The County's large manufacturing base provides critical support for key industries, such as computer parts, apparel and transportation equipment. The County is the largest apparel manufacturing center in the country. The County has a strong design sector, particularly in fashion and textiles. Although traditional apparel manufacturing jobs are relocating to overseas locations with cheaper labor and production costs, the County has the advantage in producing quick turn or small volume orders. If the County focuses on supporting this industry, specialized manufacturing can continue to be an important component of the economy. Land use policy that preserves and expands the County's manufacturing space is critical in further developing this target industry.

Tourism

The County must continue to promote its cultural icons and expand its tourist destinations. A countywide umbrella organization is needed to focus initiatives into regional efforts that effectively promote a "Los Angeles brand."

3. Impact of Land Use Policy on the Economy/Employment-Based Uses

Land designated for industrial and employment-rich uses is needed to retain and attract businesses and jobs. The County's historic growth patterns and land use policies have resulted in the conversion of much of the County's available industrial land for non industrial uses. The remainder of the County's industrial and office space is not sufficient to meet the needs of emerging sectors and target industries.

Incompatible land uses in and around industrial areas also hinder economic growth. For example, allowing residential uses in industrial areas increases tensions between the business community and new residents, as industrial activities often produce noise, odor, smells, traffic congestion, and other environmental impacts. Industrial land also needs to be buffered to avoid conflicts, and industrial uses must be thoughtfully incorporated into community-based planning efforts to address potential environmental justice impacts.

A study of the industrial land within the unincorporated areas, which can be found in Appendix J, informed the General Plan policies to preserve and protect viable industrial land, and create industrial and employment-rich land. The study organizes the County's industrial land into two categories: Employment Protection Districts and Flex Districts.

Employment Protection Districts

Employment Protection Districts are economically viable industrial and employment-rich lands, with policies to prevent the conversion of industrial land to non industrial uses. These areas, which are identified in Figure 11.1, are mapped as Employment Protection District Overlays in the General Plan Land Use Policy Maps. For more information on the Employment Protection District Overlay, please refer to the Land Use Element.

Flex Districts

Flex Districts are industrial areas that provide opportunities for non-industrial uses and mixed uses, where appropriate, but also light industrial or office/professional uses that are compatible with residential uses. As an opportunity area, as discussed in Part I of the General Plan, Flex Districts serve as a framework for future industrial land use considerations in community-based planning initiatives.

Figure 11.1: Los Angeles County Employment Protection Districts

4. Impact of Mobility Infrastructure on the Economy

Mobility is a key component of economic development, as businesses and industry require efficient road, rail, shipping, and air networks to transport goods and services. Much of the transportation infrastructure of the County is strained, aging and overcapacity. Traffic congestion, compounded by the County's aging infrastructure, is an economic obstacle for local businesses. Major transportation networks, such as the freeways leading out of the Ports of Los Angeles and Long Beach, are congested. The Ports, along with Los Angeles International Airport (LAX), are crowded with freight and have limited expansion opportunities. The County's aging and congested transportation infrastructure will continue to inhibit development efforts and business activities unless it is upgraded.

The County's approach to infrastructure must be sustainable. The Alameda Corridor, which allows for the transport of freight on a dedicated rail line to inland transfer yards, is an example of a project that improves the County's transportation infrastructure while mitigating the environmental impacts of trucking and trade activities. In addition to infrastructure for goods movement, an adequate public transit system is essential for moving and retaining a vital workforce in an environmentally sensitive manner.

5. Revitalization and Redevelopment

To achieve broad based economic prosperity, local governments must stimulate business activity in neighborhoods that have limited economic opportunities. As redevelopment activities can attract major new industries and businesses, the County can focus its resources on redeveloping and revitalizing economically distressed communities within the unincorporated areas. A recent study by the Los Angeles Economic Roundtable suggests that local governments in the County spend almost \$1 billion dollars annually on activities that are traditionally associated with economic development-- job training, economic development and redevelopment.

In 1982, the Board of Supervisors consolidated three entities—the Housing Authority, Community Development Department, and the Redevelopment Agency—to form the Community Development Commission (CDC). The CDC’s Economic Redevelopment Division is responsible for implementing the County’s economic development and redevelopment policies and programs in the unincorporated areas. In addition, the CDC is responsible for administering Board of Supervisors Policy No. 5.125, Economic Development Business Incentive Program on a countywide basis.

The CDC administers a comprehensive economic development program focused primarily on services to the unincorporated areas. CDC programs include redevelopment areas, business façade renovations, streetscape improvements, State Enterprise Zones, a Federal Empowerment Zone, business incubator programs, and technical assistance to businesses. The CDC administers the Los Angeles Urban County CDBG Program for the County and participating cities. CDBG funds have been used to finance many of the County’s economic development activities.

Redevelopment

Redevelopment is a process authorized under the State law that enables local government entities to revitalize deteriorated and blighted areas within their jurisdictions. Redevelopment agencies develop a plan, assemble sites for new development, and provide financial assistance. Redevelopment encourages and attracts private sector investment that would not otherwise occur. Redevelopment activities create jobs and expand business opportunities, provide affordable housing, help reduce crime, improve infrastructure, and clean up environmentally constrained areas.

As shown in Figure 11.2, CDC administers five redevelopment project areas in the unincorporated areas of Willowbrook, East Los Angeles (Maravilla and Whiteside neighborhoods), East Rancho Dominguez, and West Altadena. Table 11.1 provides a general description of each County Redevelopment Area. Redevelopment Plans must be consistent with the General Plan.

Figure 11.2: Unincorporated County Redevelopment Areas and Enterprise Zones

Table 11.1: Unincorporated County Redevelopment Areas

<p>Maravilla (Adopted 1973)</p>	<p>The Project Area is approximately 216 acres and is generally bounded to the north by Floral Drive, to the south by Third Street, to the west by Ford Boulevard, and to the east by Mednik Avenue. The Redevelopment Area contains various land uses, including residential, commercial, and public/quasi public. New opportunities for development have been created by the recently completed Metro Gold line extension on Third Street.</p>
<p>Willowbrook (Adopted 1977, Amended 1991, 1994)</p>	<p>The Project Area is approximately 365 acres and is generally bounded to the north by Imperial Highway, to the south by El Segundo Boulevard, to the west by Compton Avenue, and to the east by Willowbrook Avenue. The Redevelopment Area contains various land uses, including residential, commercial, and public/quasi public. The Project Area is home to Martin Luther King Jr. Hospital and the center of an emerging healthcare community.</p>

<p>East Rancho Dominguez (Adopted 1984)</p>	<p>The Project Area is located on a 59 acre portion of unincorporated East Rancho Dominguez. The Project Area runs generally along Atlantic Avenue from Alondra Boulevard to the City of Compton boundary, and along Compton Boulevard from Harris Avenue to Williams Avenue. The Redevelopment Area contains commercial and light manufacturing/industrial uses. Recently completed projects include 70 units of affordable housing and renovation of a community shopping center.</p>
<p>West Altadena (Adopted 1986)</p>	<p>The Project Area is located in the unincorporated Altadena area. The community of Altadena surrounds the Project Area on the north, east and west, while the City of Pasadena lies to the south. The Project Area boundaries encompass about 80 acres. The Redevelopment Area contains various land uses, including residential, commercial, and public/semi public. The Lincoln Crossing Shopping Center is nearing completion while site assembly for new development continues on two other sites in the Project Area.</p>
<p>Adelante/Whiteside (Adopted 2006)</p>	<p>The Project Area is approximately 171 acres and is generally bounded to the north by Worth Street, to the south by Whiteside Street/San Bernardino Freeway, to the west by Indiana Street, and to the east by Eastern Avenue. The Redevelopment contains various land uses, including heavy and light industrial, commercial, residential, and public/semi public. The merger with the City of Los Angeles Adelante Eastside Redevelopment Project Area formed a larger BioMedTech Focus Area.</p>

The CDC Economic Development Division's activities also include a State Enterprise Zone, a business incubator program, commercial building façade improvements, support for merchant associations, and streetscape beautification programs. The Division also has several business loan programs that are available countywide.

Enterprise Zones

The California Enterprise Zone Program targets economically distressed areas using special state and local incentives to promote business investment and job creation. Businesses within Enterprise Zones are eligible for substantial tax credits and benefits, including sales and use tax credits on machinery and equipment, construction credits, hiring tax credits, and business expense deductions. Since 2008, East Los Angeles has been designated an Enterprise Zone. The Enterprise Zone programs in the Antelope Valley are administered by the City of Lancaster and the City of Palmdale. In 2010, CDC received conditional designation for two Zones: Harbor Gateway Communities Enterprise Zone, in partnership with the City of Los Angeles and the City of Huntington Park; and the Santa Clarita Valley Enterprise Zone, in partnership with the City of Santa Clarita.

Los Angeles Empowerment Zones

Federal Empowerment Zones are highly distressed urban and rural communities that are eligible for a combination of grants, tax credits for businesses, bonding authority and other benefits based on experienced poverty and/or high out migration. The Los Angeles Empowerment Zone Program creates reinvestment opportunities through the Department of Housing and Urban Development's (HUD) guaranteed Section 108 loans and related Economic Development Initiative Grants within a five Census tract area and surrounding buffer zone located in Florence-Firestone and Willowbrook. Funds allocated for the Empowerment Zone Program are currently being used to construct 30,000 square feet South Health Center in Willowbrook, and a 41 space public parking lot on Florence Avenue.

More information on the CDC's economic development programs can be found on the CDC's web site at <http://www3.lacdc.org/CDCWebsite/ER/Home.aspx>.

6. The Role of Education in Economic Development

The County is in need of more training and workforce development programs, as much of the blue collar workforce is not prepared to meet the job demands of the future. The continued globalization of the economy means that local workers with limited education have to compete with an increasingly educated global workforce. In addition, federal and state government cuts to education put the County at greater risk of losing its competitive edge.

According to the LAEDC, over 50 percent of the workforce in the County has low levels of literacy, with a high percentage lacking a high school diploma or a GED. The industries that will provide the most economic returns require a workforce with a knowledge base and advance technical training. Furthermore, continuing demographic shifts over the next two decades will dramatically change the region's population, particularly the prime working age population. While the baby boom generation retires, a steady influx of low skilled workers will comprise of an increasingly large portion of the labor pool.

A skilled and dedicated workforce is important for sustaining the County's economic competitiveness, and invigorating economic activity through the reinvestment of wages. Fostering a diverse and cutting edge industry base requires a synergistic relationship between companies and a well-developed workforce to advance technologies.

While there are multiple state, federal and local agencies that ensure that the County's workforce is well-trained, workforce programs are fragmented and administered by different agencies, which weakens the ability of the workforce development system to meet the needs of the private sector. Fragmentation causes duplication, resource inefficiencies, and difficulty for the public and employers to understand and access programs.

The County supports strategic workforce development activities designed in collaboration with major universities, colleges, and other research institutions in the County, and also with community colleges, high schools, non-profits, and local job training centers. Workforce development programs must be varied and widespread to reach the under-employed or unemployed residents in the County, and should include on the job training, functional literacy, poverty reduction, English as a Second Language (ESL), business incubation, and mentoring. Furthermore, it is important to continually orient the County's workforce training programs to match the needs of emerging industries and new technologies.

7. The Need for Centralized Economic Development Planning

The Board adopted Strategic Plan for Economic Development presents a unified vision for economic development to encourage joint efforts among stakeholders, capitalize on emerging trends, organize effective policies, and coordinate resources. Additionally, the County needs to proactively address business and economic development needs, including the provision of financial and regulatory incentives to attract jobs and target industries, and foster public-private partnerships.

The LAEDC collects and distributes information on growth and market trends on a regional basis, encourages cooperation among jurisdictions to implement long-term goals for shaping the economy, and advocates for a more cohesive and unified economic development strategy. As a first crucial step to developing a unified countywide strategy, the LAEDC has worked with more than 1,000 stakeholders, including representatives from the public, private, business, government, labor, education, environmental, and community-based organizations, to develop a comprehensive, Strategic Plan for Economic Development in Los Angeles County.

8. Competitive Disadvantages

Increased global competition has resulted in tighter profit margins for economic sectors, and more cost effective markets for labor and materials have made production methods more mobile and international. A recent study by the Los Angeles Economic Roundtable shows that in the County, a business environment characterized by high production costs, high utility costs, strict environmental regulations, and a perceived indifference to the importance of industrial uses, are contributing to the relocation of industries to areas where incentives are attracting industries and businesses. One primary example of the effect of global and regional competition on the County's economy is the regional trend of job losses in the manufacturing sector. Although local leaders have made significant efforts to retain manufacturing activities in the region, manufacturing jobs are relocating overseas, to inland areas and to other states due to lower production costs.

In addition, the County's high cost of living and shortage of affordable housing have major impacts on the regional economy and economic development efforts. High housing costs is a deterrent to attracting an educated middle class labor force. Regional attention to building housing for all income levels is a primary factor in the success of the County's economic future. Another disadvantage for economic development is the high cost of doing business in the County. For example, the County has higher utility and energy costs compared to other regions, and the energy network may not be sufficient to meet the demands of both business and residential customers during peak energy periods. In addition, industrial land and office space in the unincorporated areas need to be retrofitted and upgraded to accommodate target industries and attract high paying jobs. Furthermore, aggressive strategies and infrastructure improvements must be implemented to attract business and industry to the unincorporated areas.

IV. Goals and Policies

Goal ED 1: An economic base and fiscal structure that attract and retain valuable industries and businesses.

- Policy ED 1.1: Encourage a diverse mix of industries and services in each County Planning Area.
- Policy ED 1.2: Encourage and foster the development of the green and renewable energy economic sectors.
- Policy ED 1.3: Encourage public-private partnerships to support the growth of target industries.
- Policy ED 1.4: Encourage the expansion and retention of targeted industries and other valuable economic sectors, such as the entertainment industry.
- Policy ED 1.5: Provide quality municipal services to attract and retain businesses and employees.
- Policy ED 1.6: Develop competitive advantages for economic development and growth.
- Policy ED 1.7: Identify opportunities to lower the costs of doing business in the County.
- Policy ED 1.8: Establish and maintain a competitive tax structure to attract business and industry to the County.

- Policy ED 1.9: Promote the County as a national and international center for business and development.

Goal ED 2: Land use practices and regulations that foster economic development and growth.

- Policy ED 2.1: Ensure high standards of development and environmental justice in economic development activities.
- Policy ED 2.2: Protect industrial lands within Employment Protection Districts from conversion to non-industrial uses.
- Policy ED 2.3: Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.
- Policy ED 2.4: Encourage employment opportunities to be located in proximity to housing.
- Policy ED 2.5: Encourage community-serving uses, such as childcare centers, post offices and personal services, to be located in proximity to employment centers.
- Policy ED 2.6: Incentivize economic development and growth along existing transportation corridors and in urbanized areas.
- Policy ED 2.7: Streamline the permit review process and other processes for targeted businesses and industries.

Goal ED 3: An expanded and improved infrastructure system to support economic growth and development.

- Policy ED 3.1: Utilize capital improvement plans to prioritize infrastructure investments.
- Policy ED 3.2: Support transportation infrastructure that facilitates the efficient movement of goods and people.
- Policy ED 3.3: Support the expansion of business communication networks, such as telecommunications and wireless technologies.

Goal ED 4: Enhanced revitalization and redevelopment activities.

- Policy ED 4.1: Develop a range of financial incentives and programs that encourage development and business growth.
- Policy ED 4.2: Incentivize infill development that revitalizes underutilized commercial and industrial areas.
- Policy ED 4.3: Facilitate relationships between financial institutions and local businesses to increase access to capital resources.
- Policy ED 4.4: Establish, renew, implement, manage, and/or expand Enterprise Zones, Recycling Market Development Zones, Business Improvement Districts (BIDs), and other programs that facilitate community development and rehabilitation.
- Policy ED 4.5: Expand the use of tax increment financing and programs, such as impact fees and assessment districts.

- Policy ED 4.6: Direct resources to economically distressed areas to spur revitalization activities.
- Policy ED 4.7: Retrofit and redevelop vacant and underutilized industrial and commercial sites for emerging and targeted industries.
- Policy ED 4.8: Support the development of community level economic development strategies.
- Policy ED 4.9: Support the development of small business assistance and entrepreneurial programs focused on management, financial planning, and technology application.

Goal ED 5: A skilled and educated workforce.

- Policy ED 5.1: Support a quality education system at all levels.
- Policy ED 5.2: Promote the attraction, retention and expansion of commercial and industrial firms that provide employment improvement opportunities for unskilled and semi skilled workers.
- Policy ED 5.3: Support and create collaborative educational programs that address specific under-employed populations and workforce needs in targeted areas.
- Policy ED 5.4: Initiate vocational training programs across the County that provide skills necessary for participation in the labor force.
- Policy ED 5.5: Collaborate with the private sector to identify growing workforce needs and link training initiatives to the needs of target industries.
- Policy ED 5.6: Encourage outreach efforts to educational and community-learning institutions to expand workforce education programs.
- Policy ED 5.7: Expand functional literacy and English as a Second Language (ESL) programs throughout the County.
- Policy ED 5.8: Establish employer assistance initiatives to expand skilled trades training and vocational education for high demand occupations.

Goal ED 6: Collaborative efforts to implement coordinated economic development activities.

- Policy ED 6.1: Encourage a collaborative inter-agency and inter-jurisdictional environment for economic development and information sharing on economic trends, business cycles, and resources.
- Policy ED 6.2: Analyze emerging trends for policy modification, and maintain and update accurate labor force, market trends, and other important economic data.
- Policy ED 6.3: Strengthen cooperation with private sector organizations and community level business groups.
- Policy ED 6.4: Strengthen the County's legislative advocacy function in state and federal policies to advance the importance of the County's economic development needs and goals.

- Policy ED 6.5: Increase communication and coordination with relevant local, regional, and state public and private economic development agencies to leverage resources and coordinate economic policy.

Table 11.2: Economic Development Element Implementation Actions

Programs	Location in Part III
TOD Program Adaptive Reuse Ordinance Infill District Overlays Ordinance Growth Management Program Multimodal Transportation Incentives Ordinance	See Smart Growth
Planning Area Capital Improvement Plans	See Adequate Community Services and Infrastructure
County Industrial Land Use Strategy County Redevelopment Areas Economic Development Outreach and Coordination Initiative Economic Development Land Use Policy Audit Economic Development Incentives Program	See Strong and Diversified Economy

[Text Box]

Economic Development Partners

The Los Angeles County Economic Development Corporation (LAEDC) was established in 1981 by the County as a public/private partnership with the mission to attract, retain, and expand businesses and jobs in the County. The LAEDC publishes semi-annual economic forecasts for the County and informs economic development in the County by compiling data and research from a variety of sources, and providing analyses of key employment sectors and sub-regions of economic activity. More information on LAEDC can be found on their web site, located at <http://www.laedc.org/>.

Part III: General Plan Implementation Program

DRAFT

I. Introduction

Pursuant to the Government Code, a city or county is required to “implement the general plan through actions including, but not limited to, the administration of Specific Plans and zoning and subdivision ordinances.” The Government Code also requires that upon adoption of the General Plan, a planning agency shall “investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan.”

The objective of the General Plan Implementation Program is to:

- Increase inter-agency cooperation and public/private ventures;
- Focus actions for the short-term and long-term implementation of General Plan goals and policies;
- Facilitate the systematic implementation of the General Plan; and
- Provide a mechanism to track the progress of implementing the General Plan.

II. General Plan Maintenance

Annual Report

Section 65400 of the Government Code requires that the County prepare an annual report on the status of the General Plan Implementation Program. This annual report is prepared by the Department of Regional Planning and submitted to the State Office of Planning and Research and the State Department of Housing and Community Development by April 1 of each year.

The Annual Report includes an analysis of the effectiveness of the policies and implemented actions of the General Plan. This information will be used to determine the need for policy or Element updates, and to inform decision-makers and the public of the County’s progress toward implementing the General Plan.

General Plan Updates

Upon adoption of the General Plan, the County shall undergo a comprehensive General Plan Update every 10 years. The General Plan Update shall include a concurrent update to the Zoning Ordinance and Zoning Map, as needed, to ensure consistency with the General Plan. The Housing Element and Safety Element shall be updated concurrently, and in accordance with the statutory deadlines specified in the Government Code.

Data Maintenance

The County shall regularly review, and update data and maps that inform the General Plan, including but not limited to: FEMA Flood Hazard Zone data; U.S. Census; Department of Conservation Important Farmland data; Energy Commission Wind Resources, and growth forecasts. The Department of Regional Planning shall identify amendments to the General Plan, as needed, and report them in the General Plan Annual Progress Report by April 1 of each year.

III. Implementation Programs

The Implementation Program is organized by the General Plan's Guiding Principles, as discussed in Part I:

- Smart Growth
- Sufficient Community Services and Infrastructure
- Strong and Diversified Economy
- Environmental Resource Management
- Healthy, Livable, and Equitable Communities

These programs are designed to address the overall policy objectives identified in the General Plan Elements. Each program identifies the responsible agencies; however, they are not exclusive, and new partners can be added, as needed. Updating a General Plan is a comprehensive process that ensures consistency with other countywide agency plans, and should include stakeholder input.

The Implementation Program is intended to guide the development of work programs for County Departments, and set funding priorities for General Plan implementation. Most programs are designed to be implemented within a 10-year timeframe.

Phases

The Implementation Program for the General Plan is divided into three phases. Phase 1 indicates the highest priority for implementing the General Plan, and should be initiated within the first two years of adoption of the General Plan. Programs that are designated as ongoing represent actions that must be addressed on a regular basis for General Plan implementation.

- Phase 1: Years 1-2
- Phase 2: Years 3-5
- Phase 3: Years 5-10
- Ongoing

1. Smart Growth

Infill Program

The Infill Program represents the County’s coordinated efforts on a variety of programs to facilitate infill development in targeted areas.

Responsible Agencies: Department of Regional Planning (DRP), Department of Public Works (DPW), Community Development Commission (CDC), Department of Public Health (DPH), and Los Angeles County Metropolitan Transportation Authority (Metro).

			Timeframe			
Implementation Program	Actions	General Plan Policies	Phase 1	Phase 2	Phase 3	Ongoing
TOD Program	<ul style="list-style-type: none"> Amend the TOD Ordinance to include more incentives and design and development standards, and to reflect the expanded 1/2 mile radius TOD boundaries in the General Plan. Establish additional TODs along light rail lines and major bus routes, as applicable. Prepare a Station Area Plan for each TOD. The goals of Station Area Plans are to: 1) increase ridership; 2) facilitate compact, mixed use development; 3) improve pedestrian amenities and public safety; 4) increase economic activity; and 5) facilitate the public investment of infrastructure improvements. A Station Area Plan shall consist of the following: <ul style="list-style-type: none"> Background Report. Station Area Plans shall consider input from stakeholders, including residents and County staff, and set priorities for transportation, housing, open space, and public safety within the TODs. The Plan shall consider the local context and existing neighborhood character. Land Use Plan and Zoning. The Station Area Plan shall detail land uses and zoning that support transit ridership, discourage automobile use, reduce parking requirements, and promote pedestrian and 	<p>Land Use Element: Goals LU 4, LU 5; Policies 1.11, 1.12.</p> <p>Mobility Element: Goal M 4</p> <p>Public Services and Facilities Element: Policy 1.4</p> <p>Economic Development Element: Policies: 2.6</p>	X			

<p>TOD Program, continued.</p>	<p>bicycle activity. Land uses within the TOD should strategically focus compact development, encourage a mix of housing types and commercial uses. Multifamily dwellings are encouraged.</p> <ul style="list-style-type: none"> • Transportation Coordination Plan. The Station Area Plan shall identify pedestrian, bicycle, and automobile routes and multimodal connections. The Plan should encourage transit and bike commuting by addressing safety concerns and improving facilities (e.g. bike racks). In addition, the Plan should address parking demand, explore opportunities for parking reductions, pricing strategies, and shared or “park-once” parking facilities. The Plan should identify opportunities to coordinating a light rail system or bus rapid transit with local bus service in conjunction with Metro, and local and regional operators. • Design Guidelines. The Station Area Plan shall include detailed design guidelines that will promote livability within the TOD. The standards should include well-designed streetscapes with facilities for pedestrians and links to adjacent neighborhoods. • Economic Development Program. The Station Area Plan shall contain a program to facilitate economic development and redevelopment. The Plan should include a market analysis and strategies to encourage the activities and services needed to attract economic opportunities to the TOD and surrounding area. The Plans should consider existing or planned County Redevelopment activities, or other state or federal programs. Other strategies to consider are partnerships with financial institutions and local community development organizations to pool capital investments for TOD projects. • Capital Improvement Plan. The Station Area Plan shall identify needed public amenities and infrastructure improvements, and funding and resource allocations, for each TOD to reach its potential. Public amenities and infrastructure can include streetscapes, bikeways, shared parking structures, sewers, and other public and semi-public facilities. • Implementation Program. Station Area Plans shall detail implementation actions to be undertaken within a five-year period. 					
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Mixed Use Ordinance	<ul style="list-style-type: none"> Amend the Mixed Use Ordinance to implement the General Plan mixed use policies. Consider incentives for mixed use development projects. Prepare design guidelines for mixed use developments to promote the compatibility of residential and commercial uses. 	Land Use Element: Goals LU 4, LU 5 Mobility Element: Policy M 4.2 Economic Development Element: Policies ED 2.6, ED 2.7	X			
Adaptive Reuse Ordinance	<ul style="list-style-type: none"> Prepare an Adaptive Reuse Ordinance that considers the following: The conversion of older, economically distressed or historically-significant buildings into multifamily residential developments, live-and-work units, mixed use developments, or commercial uses. Incentives to expedite the rehabilitation and redevelopment of structures in older communities, and reduce vacant space in commercial areas. 	Land Use Element: Policies LU 4.1,LU 4.2 Economic Development Element: Policies: ED 4.6, ED 4.7		X		
Infill District Overlays Ordinance	<ul style="list-style-type: none"> Prepare an Infill District Overlays Ordinance that considers the following: Development standards, incentives and procedures to implement the Urban Center Districts, Neighborhood Districts, and Corridors Districts Overlays in the General Plan Land Use Legend. Development standards that facilitate infill development through compatibility between new and existing uses, and flexibility in housing location, type, lot size, building configuration, parking and vehicle access. Expedited permitting, density bonuses, and other incentives for development in infill areas. 	Land Use Element: Goals LU 2, LU 4	X			

Growth Management Program

The Growth Management Program reflects the County’s commitment to growth management, and provides the tools to address local concerns over limited development rights and regulatory actions.

Responsible Agencies: DRP, DPW, CEO, Assessor.

			Timeframe			
Implementation Program	Actions	General Plan Policies	Phase 1	Phase 2	Phase 3	Ongoing
Growth Management	<ul style="list-style-type: none"> Explore the feasibility of implementing a program that uses infrastructure and service levels as a threshold for development and permitting. Explore the feasibility of establishing greenbelts in urbanized areas. 	Land Use Element: Goal LU 3 Economic Development Element: Policy ED 2.3	X			
Transfer of Development Rights Program	<ul style="list-style-type: none"> Explore the feasibility of a Transfer of Development Rights (TDR) Program in order to direct growth and development away from valuable open space areas to identified infill areas. Identify open space, rural and agricultural areas, including Agricultural Resource Areas (ARA) and Significant Ecological Areas (SEAs), under development pressure as sending areas. Identify potential receiving areas, such as TODs and vacant and underutilized sites, in urban areas Prepare an ordinance that outlines applicability and procedures for the TDR Program. Establish County entity to coordinate the sales and transactions of TDR. 	Land Use Element: Goals LU 3, LU 4		X		

Alternative Transportation and Mobility Program

The Alternative Transportation and Mobility Program addresses the goal to provide communities with access to multimodal transportation options. This program provides focuses on improving the pedestrian and mobility environment.

Responsible Agencies: DRP, DPH, DPW, DPR, and Los Angeles County Metropolitan Transportation Authority (Metro).

			Timeframe			
Implementation Program	Actions	General Plan Policies	Phase 1	Phase 2	Phase 3	Ongoing
Complete Streets Ordinance	<ul style="list-style-type: none"> • Prepare a Complete Streets Ordinance that considers the following: • Assessment of thoroughfares to determine if they are providing sufficient multimodal transportation options. • Standards for streets, sidewalks, bike lanes and other road amenities to implement Complete Streets. • Traffic calming measures for intersections and residential streets that increase the safety and use of alternatives modes of transportation. • Updates to Title 21 to revise County street cross sections to promote safe and livable pedestrian and bicycle-oriented street design. 	Mobility Element: Goal M 1	X			
Parking Ordinance	<ul style="list-style-type: none"> • Prepare a Parking Ordinance that considers the following: • Prepare a study that assesses the applicability of parking requirements in all unincorporated areas, provides an overview of best practices, and identifies amendments, as needed. • Amendments to the Zoning Code to reflect the best new practices in land use and parking requirements. 	Mobility Element: Policies M 2.7, M 4.2	X			

Pedestrian Plan	<ul style="list-style-type: none"> • Prepare a Pedestrian Plan that considers the following: • The adequacy and safety of pedestrian routes, accommodations, and the need for improvements or additional infrastructure. • Design guidelines for streets and walking paths in public and private developments. • Connectivity of pedestrian paths to and from schools, public transportation, major employment centers, shopping centers, and government buildings, eliminating the gaps in the transportation system. • Special needs populations, including seniors and people with disabilities. 	Mobility Element: Goal M 1, M 3		X		
Multimodal Transportation Incentives Ordinance	<ul style="list-style-type: none"> • Prepare a Multimodal Transportation Incentives Ordinance that encourages the provision of multimodal transportation amenities, such as bicycle parking in schools, public buildings, major employment centers, and commercial districts. 	Economic Development Element: Policies: 3.2			X	
Safe Routes to School Programs	<ul style="list-style-type: none"> • Develop Safe Routes to School programs that address pedestrian and bicycle safety for a two mile radius around all elementary, middle and high school facilities. • Identify low income communities and/or communities with high rates of bike/pedestrian injury and prioritize these for Safe Routes to Schools grants. • Within high priority areas, identify schools in great need of bike/pedestrian improvements • Submit grant proposals for high priority schools/areas • Develop Safe Routes to School programs that address bicycle and pedestrian safety for a two mile radius around prioritized elementary, middle and high school facilities. 	Mobility Element: Goals M 1, M 3		X		
Green Streets Initiative	<ul style="list-style-type: none"> • Establish a Green Streets Program that considers the following: • The transformation of impervious street surfaces into landscaped 	Mobility Element: Policies M 6.1, M 6.2		X		

	<p>green spaces that capture stormwater runoff and let water soak into the ground as plants and soil filter pollutants.</p> <ul style="list-style-type: none"> • The direction of stormwater into groundwater basins to replenish groundwater supplies. • The creation of attractive streetscapes and urban green spaces, which provide natural habitats, and help connect neighborhoods, schools, parks, and business districts. 	<p>Conservation and Open Space Element: Policies C/OS 5.1, C/OS 12.2</p>				
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2. Sufficient Community Services and Infrastructure

Sufficient Community Services and Infrastructure Program

The Sufficient Community Services and Infrastructure Program represents the County’s commitment to proactively coordinate with public and private partners to plan for adequate infrastructure and services, such as water supply, solid waste management services, roads, parks, sewage treatment, as well as access to transit and alternative modes of transportation, educational facilities, law enforcement, fire protection, and utilities.

Responsible Agencies: DRP, DPW, DPR, Department of Public Health (DPH), South Coast Air Quality Management District (SCAQMD), Los Angeles County Fire Department, Los Angeles County Sheriff’s Department, Los Angeles County Public Library, Los Angeles County Office of Education, CEO.

Implementation Program	Actions	General Plan Policies	Timeframe			
			Phase 1	Phase 2	Phase 3	Ongoing
Planning Area Capital Improvement Plans	<ul style="list-style-type: none"> Prepare a five-year Capital Improvement Plan for each of the 11 Planning Areas. Each Capital Improvement Plan shall include the following: Wastewater and Sewer Study; Road Capacity Study; Waste Management Study; list of necessary infrastructure improvements; Implementation Program; Financing Plan. 	Mobility Element: Policy 3.1 Public Services and Facilities Element: Goal PS/F 1 Economic Development Element: Goal ED 3	X			
County Public Services and Facilities Task Force	<ul style="list-style-type: none"> Establish a County Public Services and Facilities Task Force to coordinate planning and service provision for the public services not covered under the Resource and Development Monitoring System (RDMS), as discussed below. These services include fire protection, law enforcement, libraries, and schools. The primary goal of this task force is to facilitate data-sharing. 	Public Services and Facilities Element: Goal PS/F 1	X			X
Resource and	<ul style="list-style-type: none"> Establish the RDMS to coordinate development growth with 	Public Services and	X			X

<p>Development Management System (RDMS)</p>	<p>infrastructure and resource planning. The RDMS shall estimate capacity levels for each Planning Area for the following essential resources: water supply, sewage disposal, waste disposal, roads, air quality, and parks and recreation, and will create a procedure for determining when resource deficiencies are anticipated to occur, and the steps needed to avoid them, achieving the following objectives:</p> <p>Resource Conservation. To minimize impacts of future development on the long-term availability of essential natural resources, and to identify the limits or "carrying capacities" of those resources by studying the relationship between development impacts and resource capacities</p> <p>Public Health and Safety. To support efforts to provide County communities with adequate potable water, air quality, facilities for sewage disposal and safe streets and roads, by monitoring their capacities to accommodate development allowed by the Land Use Element.</p> <p>Public Services and Facilities. To support the provision and upgrading of public services and facilities at a rate that keeps pace with population growth, by anticipating needs sufficiently in advance so that adequate facilities are available before their lack creates critical necessity.</p> <p>Agency Cooperation. To establish a system that supports coordination and cooperation between the various public, quasi-public and private entities providing services and facilities, including the County, cities, community services districts, school districts, private utility companies, special districts, and state and federal governments.</p> <ul style="list-style-type: none"> The RDMS shall utilize a system that analyzes data, such as development approvals, growth forecast data, and resource inventories and capacity studies, to identify resource deficiencies to: <ul style="list-style-type: none"> Identify existing resources, their location, estimated quantity and quality; Describe known problem areas or deficiencies; Estimate threshold populations that an existing resource can support; 	<p>Facilities Element: Goal PS/F 1</p>				
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	Identify alternative or additional available resources, where known.				
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3. Strong and Diversified Economy

Economic Development Program

The Economic Development Program focuses on implementing land use policies that improve the County’s economic assets and strengths, and evaluating regulations and procedures that facilitate and support the County’s economic strategy outlined in the Economic Development Element.

Responsible Agencies: DRP, CDC, Los Angeles County Economic Development Corporation (LAEDC), CEO.

Implementation Program	Actions	General Plan Policies	Timeframe			
			Phase 1	Phase 2	Phase 3	Ongoing
County Industrial Land Use Strategy	<ul style="list-style-type: none"> • Create incentives and programs, and seek and apply for grant funding to rehabilitate and upgrade industrial districts. • Identify opportunities to relocate current residential uses that are surrounded by industrial uses in Employment Protection Districts. • In Flex Districts, consider the allowance of non-industrial uses by right or limited permitting requirements as a way to incentivize redevelopment of these areas, and establish clear guidelines for development to ensure compatibility. 	Land Use Element: Policy 5.4 Air Quality Element: Policy 1.2 Economic Development Element: Goals ED 2, ED 4	X			
County Redevelopment Strategy	<ul style="list-style-type: none"> • Expand and renew the County’s incentive zones and districts to better address the need for economic development throughout the County’s industrial and commercial areas, and to revitalize economically distressed neighborhoods by incentivizing services and employment opportunities. 	Economic Development Element: Goal ED 4		X		

<p>Economic Development Outreach and Coordination Initiative</p>	<ul style="list-style-type: none"> • Collect information and develop a benchmarking mechanism on County economic and business trends and conditions, in conjunction with LAEDC, real estate professionals, site locator service providers, and economic development professionals. Determine needs and respond to changes using this information. • Create a web site and related materials that guide developers and the business community through the County planning and permitting process, include information on policies that facilitate infill development and smart growth, and regularly update site inventory of public land that is available for economic investment and redevelopment opportunities. • Facilitate sector based training initiatives in targeted industries, in conjunction with the LAEDC and other partners, such as the California Transportation and Logistics Institute. Inventory the existing workforce development programs throughout the County and promote them via the County and LAEDC web sites. • Participate in regional collaborative efforts around economic development between business and universities, colleges, and private training institutes and service providers. 	<p>Economic Development Element: Goal ED 6</p>			X	
<p>Economic Development Land Use Policy Audit</p>	<ul style="list-style-type: none"> • Review County regulatory policies, procedures, and compliance costs to ensure that the County is a competitive location for business establishment and expansion, and market these findings. • Implement changes to the planning and permit process for redevelopment and economic development activities to make the entitlement process timely, accountable, customer driven, and predictable, such as applying for permits. 	<p>Economic Development Element: Goal ED 2</p>	X			
<p>Economic Development Incentives Program</p>	<ul style="list-style-type: none"> • Promote industrial and commercial redevelopment by dedicating resources and implementing policies, plans, and procedures to provide incentives. • Develop business incentives for infill development, brownfield remediation, and alternative energy production. • Develop a promotional campaign that targets foreign-owned enterprises in specific industries to attract them to establish 	<p>Economic Development Element: Goal ED 1</p>	X			

	<p>operations in the County (Foreign Direct Investment (FDI) Program). Collaborate with entities, such as the World Trade Association.</p> <ul style="list-style-type: none"> Identify federal, state, and local resources to create economic and regulatory incentives to attract targeted industries and to promote sustainable development policies. 					
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4. Environmental Resource Management

Habitat Conservation and Natural Resource Protection Program

The Habitat Conservation and Natural Resource Protection Program addresses the policies that protect and preserve the County's biological, natural habitat, natural resources, and agricultural areas.

Responsible Agencies: DRP, DRP, DPW, Department of Beaches and Harbors (DBH), local conservancies, CEO.

Implementation Program	Actions	General Plan Policies	Timeframe			
			Phase 1	Phase 2	Phase 3	Ongoing
Habitat Conservation Plan	<ul style="list-style-type: none"> Prepare a Habitat Conservation Plan to identify and preserve the County's biologically sensitive land, including wetlands, in conjunction with the SEA program. The Habitat Conservation Plan shall include the following: A review of best practices in Habitat Conservation Plans A dedicated permanent source of funding for natural area conservation and preservation related efforts, including the study of the County's biological resources on a regular basis. 	Mobility Element: Policy M 6.3 Conservation and Open Space Element: Goal C/OS 3		X		
Mitigation Land Banking Program	<ul style="list-style-type: none"> Study the feasibility of creating a Mitigation Land Banking Program with appropriate standards and criteria to allow eligible projects to purchase land within Significant Ecological Areas (SEAs) or other biologically sensitive areas as a mitigation measure for development in areas outside of SEAs. 	Conservation and Open Space Element: Goal C/OS 3	X			
Open Space Land Acquisition Strategy	<ul style="list-style-type: none"> Develop an open space land acquisition strategy that incorporates collaborative partners, identifies multi-use sites, explores all means of open space acquisition and preservation, and implements legal protections, such as deed-restrictions and easements, and develop programs to improve education, awareness, and stewardship of County open spaces and natural areas. 	Conservation and Open Space Element: Goal C/OS 1			X	

Oak Woodland Conservation Management Plan	<ul style="list-style-type: none"> Participate in the preparation of an Oak Woodlands Conservation Management Plan, and an implementing ordinance, which shall consider the regional efforts undertaken to inform the Los Angeles County Oak Woodlands Conservation. 	Conservation and Open Space Element: Policies C/OS 3.1, C/OS 3.4, C/OS 3.9.	X			
Sustainable Food Systems Ordinance	<ul style="list-style-type: none"> Prepare a Sustainable Food Systems Ordinance that considers the following: Incentives to promote healthy and sustainable farming practices, such as organic farming and hydroponics. Identification of food deserts and strategies for serving communities with locally grown food. 	Conservation and Open Space Element: Goal CO/S 8			X	

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Water Resources Program

The Water Resources Program coordinates strategies to manage and protect the County's water resources.

Responsible Agencies: DRP, DPW, local water districts.

			Timeframe			
Implementation Program	Actions	General Plan Policies	Phase 1	Phase 2	Phase 3	Ongoing
Water Quality Initiatives	<ul style="list-style-type: none"> Complete efforts to mitigate or relocate the dozens of storm drains that discharge into Areas of Biological Significance (ASBS-24), in conjunction with the California Ocean Plan. Initiate with DPW and other stakeholder groups a countywide stream and river reclamation and rehabilitation program to restore the County's degraded waterways. 	Conservation and Open Space Element: Goals CO/S 4, C/OS 5, CO/S 6		X		
Watershed and River Master Plans	<ul style="list-style-type: none"> Prepare Watershed and River Master Plans to enhance aquatic habitats, promote recreational opportunities, and restore natural features. Work to designate the Santa Clara River and other eligible rivers in the County as part of the National Wild and Scenic Rivers Act. 	Conservation and Open Space Element: Goal CO/S 6		X		
Water Conservation Ordinance	<ul style="list-style-type: none"> Continually review and update the County's water conservation ordinance with appropriate enforcement procedures, such as instituting a water conservation hotline and other measures. Study the feasibility of 1) instituting a conservation water rate structure for the Los Angeles County Waterworks Districts that supply water to the unincorporated areas and 2) creating an agricultural water conservation program, which will increase crop water use efficiency and reduce water use through conservation and technological advancements in water management. 	Public Services and Facilities Element: Goals PS/F 2, P/SF 3, PS/F 4	X			X

Special Management Areas Program

Special Management Areas require additional development regulations due to the presence of natural resources, scenic resources, and/or hazards.

Responsible Agencies: DRP, DPW, Fire Department, National Forest Service, CEO-OEM.

			Timeframe			
Implementation Program	Actions	General Plan Policies	Phase 1	Phase 2	Phase 3	Ongoing
Scenic Resources Ordinance	<p>Prepare a Scenic Resources Ordinance that does the following:</p> <ul style="list-style-type: none"> • Create a scenic corridor, scenic viewshed, and significant ridgeline program and/or ordinance to protect the County's remaining scenic resources. • Develop countywide ridgeline protection regulations and a countywide ridgeline map. 	Conservation and Open Space Element: Goal CO/S 13	X			
Agricultural Resources Ordinance	<ul style="list-style-type: none"> • Prepare an Agricultural Resource Areas Ordinance in order to protect the conversion of agricultural uses into non-agricultural uses. <p>Analyze the feasibility of offering density bonuses and/or requiring conservation subdivisions that deed-restrict a certain percentage of the project site for open space and agricultural uses only.</p> <p>Ensure compatibility between agricultural and non-agricultural land uses through buffering, development standards, and design requirements.</p>	Conservation and Open Space Element: Goal CO/S 7	X			
Seismic Hazards Ordinance	<ul style="list-style-type: none"> • Prepare a Seismic Hazards Ordinance that does the following: <p>Evaluates current seismic hazard procedures and regulations, including regulations regarding disaster routes, road widths, clearances around structures, and water supplies.</p>	Safety Element: Goal S 1	X			

	<p>Identifies possible improvements and amendments to the County's Code for projects in Seismic Hazard Areas, including Earthquake Fault Zones, Liquefaction Zones, and Landslide Zones to further reduce the risk of damage to life and property.</p>					
Flood Hazards Ordinance	<ul style="list-style-type: none"> Prepare a Flood Hazards Ordinance that does the following: Evaluates current flood hazard procedures and regulations, including regulations regarding scale and design. Identifies amendments to the County's Code to reduce the risk of damage to life and property, demand on emergency services, and erosion in flood hazard zones, tsunami hazard areas, and dam and reservoir inundation areas. 	Safety Element: Goal S 2	X			
Floodplain Management Plan Implementation and Update	<ul style="list-style-type: none"> Implement the County's Floodplain Management Plan, which focuses on flood hazard mitigation for repetitive loss properties in the County's unincorporated areas. Update the Floodplain Management Plan on its five-year cycle to address any additional repetitive loss properties. 	Safety Element: Goal S 2				X
Wildland Fire Hazards Ordinance	<ul style="list-style-type: none"> Prepare a Wildland Fire Hazards Ordinance that does the following: Evaluates the feasibility of establishing a Wildland Urban Interface Regulatory Overlay District, which includes all lands within the Very High Fire Hazard Severity Zones. This overlay would provide Regional Planning with the ability to collaborate with the Fire Department to determine appropriate actions and proportional levels of firefighting services required to further protect lives and property within the overlay district. Develops standards to address design, siting, aspect, fuels, and proximity to hazardous topography, and tools to analyze the various hazards that contribute to wildfire severity, and evaluates current procedures and regulations applicable to Very High Fire Hazard Severity Zones, including disaster routes, road widths, clearances around structures, and water supplies. Identify possible improvements and amend the County's Code accordingly for projects in Very High Fire Hazard Severity Zones. 	Safety Element: Goal S 3	X			

Significant Ecological Areas (SEAs) Ordinance	<ul style="list-style-type: none"> Update the Significant Ecological Areas Ordinance to implement the SEA Program in the General Plan. 	Conservation and Open Space Element: Goal CO/S 3	X			
Hillside Management Areas (HMAs) Ordinance	<ul style="list-style-type: none"> Update the Hillside Management Areas Ordinance to regulate the Hillside Management Areas in the General Plan. 	Conservation and Open Space Element: Goal CO/S 13	X			
Mineral Resource Zones Ordinance	<ul style="list-style-type: none"> Prepare a Mineral Resource Zones Ordinance that considers the following: Develop regulations for development in Mineral Resource Zones to ensure that development projects are compatible with existing or potential mineral resource areas and are designed to maintain the future development of extractive, surface mining or energy production. Develop standards and conditions for extractive surface mining facilities. 	Conservation and Open Space Element: Goals CO/S 9, CO/S 10	X			

5. Healthy, Livable and Equitable Communities

Greening and Sustainability Program

The Greening and Sustainability Program focuses on strategies that achieve sustainability goals and development practices.

Responsible Agencies: DRP, DPW, DPH, Internal Services Department (ISD), Los Angeles Regional Collaborative for Climate Action, CEO.

Implementation Program	Actions	General Plan Policies	Timeframe			
			Phase 1	Phase 2	Phase 3	Ongoing
Climate Action Plan	<ul style="list-style-type: none"> Prepare a Climate Action Plan that includes the following: GHG emission reduction goal and baseline. GHG emissions inventory (municipal operations and communitywide). GHG emission reduction monitoring program. Consider amendments to the General Plan to address the results of the Climate Action Plan, as needed. 	Air Quality Element: Goal AQ 3	X			
Solar Energy Orientation Study	<ul style="list-style-type: none"> Prepare a Solar Energy Orientation Study that includes the following: The feasibility of requiring the optimization of solar orientation in developments to maximize passive and active solar techniques, and provides guidelines for reducing the urban heat island effect in new and existing development. Prepare a Solar Energy Subdivision Design Manual, which depicts passive and active solar energy design guidelines. 	Land Use Element: Policy LU 9.1 Conservation and Open Space Element: Policy C/OS 12.3			X	
PACE Financing	<ul style="list-style-type: none"> Pursuant to AB 811, establish a countywide property assessed clean energy (PACE) financing program to provide municipal financing for 	Air Quality Element:	X			

Program	energy and water efficiency and renewable energy projects on private property.	Policies AQ 3.2, AQ 3.3 Public Services and Facilities Element: Policy 6.5				
Zero Waste Program	<ul style="list-style-type: none"> Establish inter-agency Zero Waste Program that will guide County Departments and communities in the unincorporated areas toward a zero waste, 100 percent recyclable environment, and create household, commercial, and industrial waste reduction programs that identify incentives and best practices for waste reducing, composting, and recycling activities. 	Public Services and Facilities Element: Goal PS/F 6	X			X
Renewable Energy Ordinance	<ul style="list-style-type: none"> Prepare a Renewable Energy Ordinance that guides the development of renewable energy projects. 	Conservation and Open Space Element: Goal CO/S 12	X			

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Livable Communities Program

The Livable Communities Program focuses on strategies that support efforts to make unincorporated communities greener and healthier.

Responsible Agencies: DRP, DPW, CDC, DPH, Fire Department, Arts Commission

Implementation Program	Actions	General Plan Policies	Timeframe			
			Phase 1	Phase 2	Phase 3	Ongoing
Urban Greening Program	<ul style="list-style-type: none"> • Work with the CDC and other stakeholders to expand community garden programs and to identify County-owned parcels and other potential sites for community gardens. • Create and implement an urban farming program. • Initiate a County tree planting program with the goal of planting one tree for every resident in the unincorporated areas. • Explore joint-use agreements for green amenities for land under major utility corridor line easements. • Amend the County Code, as applicable, to require 30 percent tree canopy coverage, at maturity, on new development to shade parking lots and structures in a manner that will reduce the urban heat island effect. 	Mobility Element: Policy M 3.5 Conservation and Open Space Element: Policy C/OS 12.1		X		

<p>Planning Areas Framework Program</p>	<ul style="list-style-type: none"> The Planning Areas Framework Program shall entail the completion of an Area Plan for each of the 11 Planning Areas. Upon completion of the Area Plans, the land use map of the General Plan will be comprised of the 11 Area Plan land use policy maps. During the development of Area Plans, the County's existing Community Plans, Specific Plans, and zoning, including CSDs, may be updated. The creation of new Community Plans will be reserved for those communities in the unincorporated areas that are identified in the area planning process as having planning needs beyond the scope of the Area Plan. While a community-based plan will be tailored toward the unique geographic, demographic, and social diversity of each Planning Area, each community-based plan should include the basic components outlined in Part I of the General Plan, including stakeholder outreach, and the development of a land use policy map, zoning consistency map, implementation program, and environmental review document. 	<p>Land Use Element: Goal LU 2</p>	<p>X</p>			
<p>Neighborhood Beautification Program</p>	<ul style="list-style-type: none"> Develop a pilot program that emphasizes façade restorations, landscaping, streetscape improvements, murals or community banners in a targeted area. If the program goals are achieved, the demonstration project should serve as a model for other communities in the unincorporated areas. Expand and support the County's Civic Art Program, which requires certain capital development projects in the County, either wholly or partially funded by the County, to dedicate one percent of the total cost of the project to public art projects on the site. 	<p>Land Use Element: Goal LU 7</p>			<p>X</p>	
<p>Community Design Guidelines</p>	<ul style="list-style-type: none"> Create design guideline manuals for a variety of development activities, such as Hillside Management, and drought tolerant landscaping. 	<p>Land Use Element: Goal LU 7 Conservation and Open Space Element: Policy C/OS 13.2</p>			<p>X</p>	

Historic Preservation Ordinance	<ul style="list-style-type: none"> Evaluate the efficacy of the Landmarks Preservation Commission and the designation of historic landmarks within the unincorporated areas. Explore the feasibility of establishing a program for historic preservation efforts, such as the Mills Act, which enables local jurisdictions to enter into “historical property” contracts that provide owners with tax relief in return for rehabilitation of historical buildings, and the Marks Act, which allows long-term low interest preservation loans for historical preservation. 	Conservation and Open Space Element: Goal C/OS 14		X		
Noise Abatement Guidelines	<ul style="list-style-type: none"> Create guidelines for mitigation of noise issues in development projects and on a countywide level. 	Noise Element: Goal N 1			X	
County Noise Ordinance	<ul style="list-style-type: none"> Identify major sources of noise and noise issues in the County. Update the County’s Noise Ordinance 	Noise Element: Goal N 1	X			
At-Risk Properties Hazard Fund and Strategies	<ul style="list-style-type: none"> Identify at-risk properties in hazard areas, such as those on FEMA's repeat hazards list. Research available funding sources and establish a Hazard Fund, and develop an acquisitions strategy to purchase at-risk properties. Research available funding sources to retrofit existing structures that are located in hazard areas. 	Safety Element: Goals S 1, S 2, S 3			X	
Airport Land Use Compatibility Plans	<ul style="list-style-type: none"> Update the County’s Airport Land Use Compatibility Plans. 	Land Use Element: Policy LU 6.5	X			
Air Quality and	If determined to be feasible, prepare an Air Quality and Sensitive Land Use	Air Quality Element: Goals	X			

<p>Sensitive Land Use Ordinance</p>	<p>Ordinance that considers the following:</p> <ul style="list-style-type: none"> • Siting new sensitive land uses away from the following air pollution sources, as recommended by CARB and/or other expert guidance: freeways and major roadways; distribution centers; rail yards; refineries; chrome platers; dry cleaners using perchloroethylene; gasoline dispensing facilities. • The application of mitigation measures, such as design, barriers, ventilation systems and programming to mitigate air pollution impacts. • Development of a model, based on average daily trips, air pollution sources, land uses and meteorological conditions to identify specific areas of concern in the unincorporated areas. • Public education campaigns, in collaboration with SCAQMD to inform the public of the risks associated with proximity to air pollution sources. • Disclosure requirements to inform property buyers of the risks of living near major sources of air pollution. 	<p>AQ 1, AQ 2</p>				
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Parks and Recreation Program

The Parks and Recreation Program focuses on strategies that achieve the goals and policies listed in the Parks and Recreation Element.

Responsible Agencies: DPR, DRP, DPH.

Implementation Program	Actions	General Plan Policies	Timeframe			
			Phase 1	Phase 2	Phase 3	Ongoing
County Parks and Recreation Master Plan Program	<ul style="list-style-type: none"> Develop a comprehensive Los Angeles County Parks and Recreation Master Plan in collaboration with other partner agencies, community groups and other stakeholders. The Master Plan will include a needs and demands analysis, in-depth gap analysis, evaluation of existing facilities and programs, asset management strategies, and implementation actions, including: <p>Park Inventories: Carry out repairs and improvements to existing parks based on the priority established in the park facility inventories. Access related improvements, including upgrades to comply with the Americans with Disabilities Act (ADA), are a priority. Compile an inventory of historical resources at all County parks and recreational facilities, including facilities that are listed or eligible to be included on the State and/or National Register of Historic Places. Improve and enhance educational, informational, and regulatory signage at County parks and recreational facilities as appropriate.</p> <p>New Park Opportunities: Identify properties that may be suitable for the development of new parks and expansion of existing parks. Study the possibility of developing multi-benefit parks and trails in areas such as floodway channels, powerline alignments, major water and sewer easements, flood basins and impoundment areas, and transportation rights of way. In addition, evaluate opportunities to develop parks and recreation facilities on brownfields following appropriate clean up and remediation.</p> <p>Policy Development: Draft a countywide policy to require developers of large residential projects to develop new public parks. Survey and</p> 	Parks and Recreation Element: Goals PR 1, PR 2, PR 5	X			

<p>County Parks and Recreation Master Plan Program, continued.</p>	<p>mark the boundaries of County-owned wildlife and wildflower sanctuaries to address encroachment by adjacent property owners. Pursue local, state, and/or federal historical registration and/or museum accreditation of additional County parks and recreational facilities where appropriate.</p> <p>Land Acquisition Strategy: Develop a land acquisition strategy as a component of the Parks and Recreation Master Plan that will establish a framework for evaluating land acquisition priorities, identify funding options for acquisitions, and provide a five-year implementation plan for land acquisition.</p> <p>Trails Master Plan: Develop a Trails Master Plan as a component of the Parks and Recreation Master Plan in collaboration with other public, non-profit, and private organizations. As part of the Master Plan, create a GIS layer of existing and proposed city, County, regional, state, and federal trails and trail segments to identify gaps and opportunities for linkages.</p> <p>Program Development: Expand the park volunteer program to and actively recruit more youth and seniors to conduct recreation programs and services, and identify additional facilities where historical and natural resource programs may be offered.</p> <p>Parks Maintenance Master Plan: Develop a Parks Maintenance Master Plan and a computerized maintenance reporting and tracking system to ensure that routine maintenance and operations of County parks and recreational facilities are carried out in a timely, efficient, and sustainable manner. The Plan will establish benchmarks for all routine park maintenance tasks and future goals based on national standards.</p> <p>Revenue Enhancement: Pursue a variety of initiatives to generate additional revenues for parks and recreation including: expanding the Adopt a Park program, soliciting donations and sponsorships, applying for grants, and holding more fundraising activities and events.</p>					
<p>Trail Program</p>	<ul style="list-style-type: none"> Collaborate with state and federal park agencies to develop uniform trail maintenance standards and trail use regulations. 	<p>Parks and Recreation Element: Goal PR 4</p>	<p>X</p>			

	<ul style="list-style-type: none"> • Prepare and release an official map of County multi-use trails for all users. • Design and develop a new countywide uniform trail signage program that provides identification, by creating an overall branding to unify DPR's signs, along with directional and regulatory information. • Prepare design guidelines and standards for all County trails. 					
Parks Sustainability Program	<ul style="list-style-type: none"> • Implement the County's Energy and Environmental Policy at County parks, including the following programs: Pursue Leadership in Energy and Environmental Design (LEED) certification (or other equivalent energy certified ratings) for all new buildings of 5,000 square feet or more on County park properties. DPR will also pursue LEED-EB (Existing Buildings) certification for certain existing buildings on park properties by addressing whole building cleaning and maintenance issues (including chemical use), recycling programs, exterior maintenance programs, and systems upgrades. Energy and Water Efficiency Program: This program seeks to further reduce energy and water consumption at County parks by establishing specific reduction targets and a formal reporting process to measure DPR's progress towards these targets. Recommended initiatives include implementation of conservation monitoring practices, and energy and water efficiency projects in existing County parks. Environmental Stewardship Program: Aims to reduce DPR's environmental footprint including, among other impacts, air pollutants produced through direct and indirect DPR operations, and increase the use of environmentally-friendly products, and expand its recycling, composting, and mulching programs. Sustainable Design Program: Provides for the integration of sustainable, green building technologies into the designs of park improvement and refurbishment projects, and seeks to extend the life cycle or useful life of buildings on County parks and maximize energy and water use efficiency. • Establish and implement guidelines for the operation, design, and 	Parks and Recreation Element: Goal PR 6	X			

<p>Parks Sustainability Program, continued.</p>	<p>development of existing and new park facilities that will meet the needs of communities while minimizing impact on the natural environment. The guidelines will address a variety of issues including but not limited to the following:</p> <p>Systems design that promotes efficient use of water and energy.</p> <p>Landscape design which uses drought tolerant plants and native plants where appropriate.</p> <p>Use of construction material with recycled content.</p> <p>Reduce waste during construction and occupancy.</p> <p>Use of construction material with reduced or no release of harmful gases.</p> <p>Building design and operation which promote indoor air quality and users' comfort level and productivity.</p> <p>Installation of efficient plumbing fixtures to reduce potable water use and lower production of waste water.</p> <p>Purchase of sustainable cleaning material and building maintenance products.</p>					
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Part IV: Goals and Policies Summary

Land Use Element

Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.

- Policy LU 1.1: Support comprehensive updates to the General Plan, Area Plans, Community Plans, Local Coastal Plans and Specific Plans.
- Policy LU 1.2: Discourage project-specific amendments to the text of the General Plan, including but not limited to the Guiding Principles, Goals, Policies and Implementation Actions.
- Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure that they support the Guiding Principles of the General Plan:
 - Smart Growth;
 - Sufficient Community Services and Infrastructure;
 - A Strong and Diversified Economy;
 - Environmental Resource Management; and/or,
 - Healthy, Livable and Equitable Communities.
- Policy LU 1.4: In the review of project-specific amendments to the General Plan, ensure that:
 - The proposed amendment is consistent with the goals and policies of the General Plan;
 - The proposed amendment shall benefit the public interest and is necessary to realize an unmet local or regional need.
- Policy LU 1.5: In the review of project-specific amendments to increase residential densities in Rural Preserve Areas, ensure that the project-specific amendment:
 - Does not result in the expanded capacity of the roadway network to facilitate future growth;
 - Does not result in the expansion of service facilities to facilitate future growth; and
 - Does not result in a significant reduction of services, or a significant increase in costs to the County.
- Policy LU 1.6: In the review of project-specific amendments to convert Open Space (OS) designated lands to other land use designations, ensure that the project-specific amendment:
 - Does not create or increase the deficit in local or regional parklands, by Planning Area;
 - Does not contribute to the overall loss of open space that protects water quality, provides natural habitats, and contributes to improved air quality.
- Policy LU 1.7: In the review of project-specific amendments to convert lands within the Employment Protection District Overlay to non-industrial land use designations, ensure that the project-specific amendment:
 - Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
 - Will not negatively impact the productivity of neighboring industrial activities;
 - Is necessary to promote the economic value and the long-term viability of the site; and
 - Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.

- Policy LU 1.8: In the review of project-specific amendments to convert lands within the Agricultural Resource Areas (ARA) Overlay to land use designations other than RL 10, RL20 and RL40, ensure that the project-specific amendment:
 - Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
 - Will not negatively impact the productivity of neighboring agricultural activities.
- Policy LU 1.9: Limit the adoption of General Plan amendments for each mandatory Element to four times per calendar year, unless otherwise specified in Section 65358 of the Government Code.
- Policy LU 1.10: Require a General Plan amendment when a Specific Plan proposes overall intensities or land uses that exceed those provided for in the General Plan.
- Policy LU 1.11: Allow Specific Plans to include implementation procedures, which allow for flexibility, such as development phasing, redistribution of uses and intensities, as appropriate.
- Policy LU 1.12: Review and amend adopted Specific Plans, as needed, in comprehensive plan updates to achieve consistency with the General Plan.

Goal LU 2: Planning initiatives that implement the General Plan and incorporate public input, and regional and community level collaboration.

- Policy LU 2.1: Ensure that all community-based plans are consistent with the General Plan.
- Policy LU 2.2: Ensure broad outreach and public participation in community-based planning initiatives.
- Policy LU 2.3: Update community-based plans on a regular basis.
- Policy LU 2.4: Support and actively participate in inter-jurisdictional and regional planning efforts.
- Policy LU 2.5: Coordinate with other local jurisdictions to develop compatible land uses.
- Policy LU 2.6: Consult with and ensure applicable County Departments, adjacent cities and other stakeholders are involved in plan development activities.

Goal LU 3: A development pattern that limits sprawl and preserves greenfield areas and open spaces.

- Policy LU 3.1: Protect and preserve greenfield areas and open spaces.
- Policy LU 3.2: Minimize sprawl and direct population growth and residential density to urbanized areas to reduce vehicle miles traveled (VMTs).
- Policy LU 3.3: Limit development in areas with environmental resources and/or safety hazards.
- Policy LU 3.4: Discourage development in greenfield areas where infrastructure and public services do not exist.

Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.

- Policy LU 4.1: Encourage infill development on vacant, underutilized, and/or brownfield sites.
- Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
- Policy LU 4.3: Encourage transit-oriented development with the appropriate residential density along transit corridors and within station areas.
- Policy LU 4.4: Encourage mixed use development along major commercial corridors.

Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

- Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
- Policy LU 5.2: Encourage compact development and increased residential density, where appropriate.
- Policy LU 5.3: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
- Policy LU 5.4: Preserve industrially designated land for intensive, employment-based uses.
- Policy LU 5.5: Support a mix of land uses that promoting bicycling and walking, and reduce VMTs.
- Policy LU 5.6: Encourage employment opportunities and housing to be developed in proximity to one another.
- Policy LU 5.7: Encourage community-serving uses, such as childcare centers, restaurants, and banks to locate near employment centers.

Goal LU 6: Compatible land uses that complement neighborhood character and the natural environment.

- Policy LU 6.1: Reduce and mitigate the impacts of incompatible land uses where feasible using buffers and other design techniques.
- Policy LU 6.2: Protect industrial parks and districts from incompatible uses.
- Policy LU 6.3: Protect public and semi public facilities, including but not limited to major landfills, solid waste disposal sites, and energy facilities from incompatible uses.
- Policy LU 6.4: Ensure land use compatibility in areas adjacent to military installations and where military operations, testing, and training activities occur.
- Policy LU 6.5: Ensure airport operation compatibility with adjacent land uses through Airport Land Use Plans.
- Policy LU 6.6: Protect rural communities from the encroachment of urban and suburban development.
- Policy LU 6.7: Encourage land uses and developments that are compatible with the natural environment and landscape.
- Policy LU 6.8: Encourage development in rural areas that is compatible with rural community character, preserves open space and agricultural land, and promotes efficiencies in services and infrastructure.

Goal LU 7: Well-designed and healthy places that support a diversity of built environments.

- Policy LU 7.1: Encourage community outreach and stakeholder agency input early and often in the design of projects.
- Policy LU 7.2: Design development adjacent to natural features in a sensitive manner to complement the natural environment.
- Policy LU 7.3: Consider the built environment of the surrounding area in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.
- Policy LU 7.4: Promote environmentally sensitive and sustainable design.

- Policy LU 7.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.
- Policy LU 7.6: Encourage pedestrian activity through the following:
 - Designing the main entrance of buildings to front the street;
 - Incorporating landscaping features;
 - Limiting masonry walls and parking lots along commercial corridors and other public spaces;
 - Incorporating street furniture, signage, and public events and activities; and
 - Using wayfinding strategies to highlight community points of interest.
- Policy LU 7.7: Promote public spaces, such as plazas that enhance the pedestrian environment, and continuity along commercial corridors with transit or active pedestrian activities.
- Policy LU 7.8: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.
- Policy LU 7.9: Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.
- Policy LU 7.10: Facilitate the use of streets as public space for activities that promote civic engagement, such as farmers' markets, parades, etc.
- Policy LU 7.11: Discourage gated entry subdivisions ("gated communities") to improve neighborhood access and circulation, improve emergency access, and encourage social cohesion.
- Policy LU 7.12: Discourage flag lot subdivisions unless designed to be compatible with the existing neighborhood character.

Goal LU 8: Land use patterns and community infrastructure that promote health and wellness.

- Policy LU 8.1: Promote community health for all neighborhoods.
- Policy LU 8.2: Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bike lanes, parks, and other components of a healthy community.
- Policy LU 8.3: Encourage patterns of development, such as sidewalks and bike paths that promote physical activity.
- Policy LU 8.4: Encourage farmers' markets and proximity to other local food sources that provide access to healthful and nutritious foods.

Goal LU 9: Subdivisions that utilize sustainable design techniques.

- Policy LU 9.1: Encourage subdivisions to utilize sustainable design practices, such as maximizing energy efficiency through lot configuration, maximizing interconnectivity, and utilizing public transit.
- Policy LU 9.2: Prohibit the use of private yards as required open space within subdivisions unless such area includes active recreation or outdoor activity areas dedicated for common and/or public use.
- Policy LU 9.3: Ensure that subdivisions in Very High Fire Hazard Severity Zones site open space to minimize fire risks from flammable vegetation.
- Policy LU 9.4: Encourage the use of density controlled design techniques to preserve open space areas, agricultural areas, or biologically sensitive areas.
- Policy LU 9.4: Encourage sustainable subdivisions that meet Leadership in Energy and Environmental Design – Neighborhood Development or other green neighborhood standards.

Mobility Element

Goal M 1: Complete Streets that incorporate the needs of all users.

- Policy M 1.1: Provide for the accommodation of all users, including pedestrians, motorists, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, roads and streets.
- Policy M 1.2: Ensure that streets are safe for sensitive users, such as seniors and children.
- Policy M 1.3: Realign capital improvement programs and funding streams to ensure the implementation of Complete Streets.

Goal M 2: An efficient multimodal transportation system that serves the needs of all County residents.

- Policy M 2.1: Expand transportation options throughout the County that reduce automobile dependence.
- Policy M 2.2: Expand shuttle services throughout the County to connect major transit centers to community points of interest.
- Policy M 2.3: Maintain transit services within the unincorporated areas that are affordable, timely, cost effective, and responsive to growth patterns and community input.
- Policy M 2.4: Ensure expanded mobility and increase transit access for underserved transit users, such as seniors, students, low income households, and persons with disabilities.
- Policy M 2.5: Encourage continuous, direct routes through a connected system of streets, with small blocks and minimal dead ends (cul-de-sacs).
- Policy M 2.6: Support alternative level of service (LOS) standards that account for a multimodal transportation system.
- Policy M 2.7: Reduce vehicle trips through the use of mobility management practices, such as the reduction of parking requirements, employer/institution based transit passes, regional carpooling programs, and telecommuting.
- Policy M 2.8: Promote mobility management practices, including incentives to change transit behavior and using technologies, to reduce VMTs.
- Policy M 2.9: Provide and maintain appropriate signage for streets, roads and transit.
- Policy M 2.10: Ensure the participation of all potentially affected communities in the transportation planning and decision-making process.
- Policy M 2.11: Support the linkage of regional and community level transportation systems, including multimodal networks.
- Policy M 2.12: Improve the efficiency of the public transportation system with bus lanes, signal prioritization, and connections to the larger regional transportation network.
- Policy M 2.13: In rural areas, require rural highway and street standards that minimize the width of paving and the placement of curbs, gutters, sidewalks, street lighting, and traffic signals, except where necessary for public safety.
- Policy M 2.14: Work with adjacent jurisdictions to ensure connectivity and the creation of an integrated regional network.
- Policy M 2.15: Support dedicated funding streams for the construction, maintenance and improvement of roadway, public transit, pedestrian and bicycle transportation systems.

- Policy M 2.16: Encourage financing programs, such as congestion pricing, bonding and increasing parking costs, to implement transportation systems and facilities.

Goal M 3: Interconnected and safe bicycle and pedestrian-friendly streets, sidewalks, paths and trails.

- Policy M 3.1: Design roads and intersections that protect pedestrians and bicyclists, and reduce motor vehicle accidents.
- Policy M 3.2: Require sidewalks and bike paths or lanes to accommodate the existing and projected volume of pedestrian and bicycle activity, considering both the paved width and the unobstructed width available for walking.
- Policy M 3.3: Connect pedestrian and bicycle paths to schools, public transportation, major employment centers, shopping centers, government buildings, residential neighborhoods, and other destinations.
- Policy M 3.4: Encourage adequate lighting on pedestrian paths to ensure personal safety, particularly around building entrances and exits, and transit stops.
- Policy M 3.5: Encourage the planting of trees along streets and other forms of landscaping to enliven streetscapes by blending natural features with built features.
- Policy M 3.6: Encourage the provision of amenities, such as benches, shelters, secure bicycle storage, and street furniture, and comfortable, safe waiting areas near transit stops.
- Policy M 3.7: Ensure bicycle and pedestrian safety through design features that provide continuity, such as limiting dead end streets and dead-end sidewalks.
- Policy M 3.8: Promote the continuity of commercial streets and sidewalks through design features, such as limiting mid-block curb cuts and encouraging access through side streets or alleys.
- Policy M 3.9: Install traffic calming measures, such as bulb outs, sharrows, medians, roundabouts, and narrowing or reducing the number of lanes on a road (road diets) on streets with significant or potentially significant pedestrian and bicycling activity.

Goal M 4: Land use planning and transportation management that facilitates the use of transit.

- Policy M 4.1: Encourage transit-oriented land uses and pedestrian-oriented design to increase transit ridership.
- Policy M 4.2: Implement parking strategies that facilitate transit use and reduce auto dependence.
- Policy M 4.3: Maintain transportation right-of-way corridors for future transportation uses, including bicycle paths and trails, or new passenger rail or bus services.

Goal M 5: The safe and efficient movement of goods.

- Policy M 5.1: Maximize aviation and port system efficiencies for the movement of people, goods and services.
- Policy M 5.2: Designate official truck routes to minimize the impacts of truck traffic on residential neighborhoods and other sensitive land uses.
- Policy M 5.3: Minimize noise and other impacts of goods movement, truck traffic, deliveries, and staging in residential and mixed use neighborhoods.
- Policy M 5.4: Support infrastructure improvements and the use of emerging technologies that facilitate the clearance, timely movement, and security of trade.
- Policy M 5.5: Preserve property for planned roadway and railroad rights of way, marine and air terminals, and other needed transportation facilities.

Goal M 6: Transportation networks that minimizes negative impacts to the environment and communities.

- Policy M 6.1: Encourage the use of natural systems to treat stormwater and rainwater runoff.
- Policy M 6.2: Minimize roadway runoff through the use of permeable surface materials, such as porous asphalt and concrete materials, wherever possible.
- Policy M 6.3: Increase the use of wildlife underpasses and overpasses, fencing, signage, and other measures to minimize vehicular wildlife collisions.
- Policy M 6.4: Encourage the use of sustainable transportation facilities and infrastructure technologies, such as liquid and compressed natural gas, and hydrogen gas stations, ITS, and electric car plug in ports.

Air Quality Element

Goal AQ 1: Protection from exposure to harmful air pollutants.

- Policy AQ 1.1: Encourage new residential, commercial, and industrial development to reduce impacts from air pollution sources.
- Policy AQ 1.2: Minimize the health risks to people from industrial toxic or hazardous air pollutant emissions.
- Policy AQ 1.3: Encourage the use of low or no VOC emitting materials.
- Policy AQ 1.4: Reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.
- Policy AQ 1.5: Work with local air quality management districts to publicize air quality warnings, and to track potential sources of airborne toxics from identified mobile and stationary sources.

Goal AQ 2: The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.

- Policy AQ 2.1: Discourage the development of sensitive land uses, such as residences, schools, daycare centers, medical facilities, or parks with active recreational facilities within 500 feet of a freeway.
- Policy AQ 2.2: Encourage sensitive uses, such as residences, schools, daycare centers, medical facilities, or parks with active recreational facilities within 1500 feet of a freeway to adhere to current best practice mitigation measures to reduce exposure to air pollution.
- Policy AQ 2.3: Require all access roads, driveways, and parking areas that serve new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of use.
- Policy AQ 2.4: Require the use of zero, low-emission, biodiesel or hybrid vehicles in the County motor pool.
- Policy AQ 2.5: Reduce emissions from traffic congestion and vehicle trips through the support of alternative modes of transportation.
- Policy AQ 2.6: Regulate the siting and development of land uses that encourage cars and trucks to idle, such as drive through establishments.
- Policy AQ 2.7: Participate in, and effectively coordinate the development and implementation of community and regional air quality programs.
- Policy AQ 2.8: Require that any funding or land used to mitigate air quality impacts, be appropriated within the County.

Goal AQ 3: Implementation of plans and programs to address the impacts of climate change.

- Policy AQ 3.1: Prepare a Climate Action Plan for the unincorporated areas that includes an inventory of greenhouse gas emissions (operations and communitywide); an action plan for how the County will meet its GHG emission targets; and the mechanism for tracking and evaluating its progress toward meeting the County's goal.
- Policy AQ 3.2: Reduce energy consumption in County operations by 20 percent by 2015 using a 2003 baseline.
- Policy AQ 3.3: Reduce water consumption in County operations.
- Policy AQ 3.4: Participate in local, regional and state programs to reduce greenhouse gas emissions in the County.

Conservation and Open Space Element

Goal C/OS 1: Open space areas that meet the diverse needs of the County.

- Policy C/OS 1.1: Support the acquisition of new open space areas throughout the County.
- Policy C/OS 1.2: Implement programs and policies that enforce the responsible stewardship and preservation of open space areas throughout the County.
- Policy C/OS 1.3: Create an established network of open space areas that provide regional connectivity, between the southwestern extent of the Tehachapi Mountains to the Santa Monica Mountains, and from the southwestern extent of the Mojave Desert to the Puente Chino Hills.
- Policy C/OS 1.4: Increase and improve access to open space and natural areas for all users.
- Policy C/OS 1.5: Protect natural resources, natural areas, and open spaces on park properties.
- Policy C/OS 1.6: Prioritize open space acquisitions for lands that contain unique ecological features, streams, watersheds, woodlands, grasslands, and/or offer linkages that enhance wildlife movements and genetic diversity.

Goal C/OS 2: Effective collaboration in open space resource preservation.

- Policy C/OS 2.1: Establish new revenue generating mechanisms to leverage County resources to enhance and acquire open space and natural areas in the County.
- Policy C/OS 2.2: Participate in the development of multi-benefit open spaces throughout the County.
- Policy C/OS 2.3: Improve understanding and appreciation for natural areas through preservation programs and educational facilities.
- Policy C/OS 2.4: Collaborate with public, non-profit, and private organizations to acquire and protect open space land.

Goal C/OS 3: Biologically-diverse ecological systems, including riparian resources, wildlife corridors and woodlands, preserved in perpetuity.

- Policy C/OS 3.1: Participate in inter-jurisdictional collaborative strategies that protect biological resources.
- Policy C/OS 3.2: Consider the following in the design of a project that is located within an SEA, to the greatest extent feasible:
 - Preservation of biologically valuable habitats, species, wildlife corridors and linkages;
 - Protection of sensitive resources on the site within open space;

- Protection of water sources from disturbance to maintain the ecological function of riparian habitats; and
- Placement of the development in the least biologically sensitive areas on the site.
- Policy C/OS 3.3: Require that development within an SEA be designed to meet the SEATAC recommendations, to the greatest extent feasible.
- Policy C/OS 3.4: Maximize and preserve the ecological function of the County's diverse natural habitats, including coastal sage scrub, annual and perennial grasses, Joshua tree, juniper, California walnut, riparian woodlands, including western sycamore, and oak woodlands.
- Policy C/OS 3.5: Restore degraded streams, rivers, wetlands and other significant riparian resources to maintain ecological function.
- Policy C/OS 3.6: Preserve special status species, their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.
- Policy C/OS 3.7: Limit development in areas with identified significant ecological resources, such as SEAs.
- Policy C/OS 3.8: Maintain watercourses, riparian habitats, and wetlands including blue line streams, vernal pools and other drainages, in a natural state, unaltered by grading, fill, or diversion activities.
- Policy C/OS 3.9: Preserve and sustainably manage the County's forests and woodlands.
- Policy C/OS 3.10: Discourage new development in the urban-wildland interface.
- Policy C/OS 3.11: Ensure compatibility of development in the national forests in conjunction with the U.S. Forest Service Land and Resource Management Plan.
- Policy C/OS 3.12: Require that development mitigate 'in-kind' for unavoidable impacts on biologically sensitive areas within the County, and permanently preserve mitigation sites.

Goal C/OS 4: A protected and clean supply of water resources.

- Policy C/OS 4.1: Require compliance with adopted Municipal Separate Storm Sewer System, General Construction, and point source NPDES permits.
- Policy C/OS 4.2: Require compliance with NPDES stormwater permit requirements.
- Policy C/OS 4.3: Require compliance with all approved TDML implementation and compliance plans for impaired water bodies.
- Policy C/OS 4.4: Manage the use of septic systems adjacent to aqueducts, reservoirs and other sources of water to limit impacts to water bodies.
- Policy C/OS 4.5: Manage and prevent future hydromodification in County water sources.
- Policy C/OS 4.6: Improve the health of rivers, streams, and minor tributaries to enhance overall water resources and groundwater recharge.
- Policy C/OS 4.7: Eliminate point and non-point source water pollution.

Goal C/OS 5: Effectively manage water resources to reduce groundwater depletion.

- Policy C/OS 5.1: Require low impact development features to reduce downstream stormwater impacts.
- Policy C/OS 5.2: Protect natural groundwater recharge areas and artificial spreading grounds.
- Policy C/OS 5.3: Participate in the creation and implementation of programs and policies to conserve groundwater resources.

- Policy C/OS 5.4: Promote the development of multi-use facilities for stormwater quality improvement, groundwater recharge, flood management, and other compatible uses.

Goal C/OS 6: Watersheds that are healthy and protected from harmful impacts.

- Policy C/OS 6.1: Ensure healthy and productive watersheds for future generations.
- Policy C/OS 6.2: Support the preservation, restoration and strategic acquisition of open space to preserve natural streams, drainage channels, wetlands, and rivers which are necessary for the healthy function of watersheds.
- Policy C/OS 6.3: Support the preparation and implementation of watershed and river master plans.
- Policy C/OS 6.4: Consider specific issues impacting water bodies within each watershed, including pollutants of concern, TMDLs, natural ecology, and potential for hydromodification in water management planning.

Goal C/OS 7: Productive farmland that is protected for local food production, open space, public health, and the local economy.

- Policy C/OS 7.1: Protect Agricultural Resource Areas, and other land identified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance by the Department of Conservation, from encroaching development and discourage incompatible adjacent land uses.
- Policy C/OS 7.2: Limit non-agricultural uses in Agricultural Resource Areas, other land identified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance by the Department of Conservation.
- Policy C/OS 7.3: Encourage agricultural activities within the Agricultural Resource Area Overlay.

Goal C/OS 8: Sustainable agricultural practices.

- Policy C/OS 8.1: Support agricultural practices that minimize and reduce soil loss, minimize pesticide use, and prevent water runoff from affecting water, soil, and air quality.
- Policy C/OS 8.2: Support innovative agricultural practices that conserve resources and promote sustainability, such as drip irrigation, hydroponics, and organic farming.
- Policy C/OS 8.3: Support farmer's markets throughout the County.
- Policy C/OS 8.4: Support countywide community garden and urban farming programs.

Goal C/OS 9: Locally available mineral resources to meet the needs of construction, transportation, and industry.

- Policy C/OS 9.1: Protect MRZs and access to MRZs from urban development and discourage incompatible adjacent land uses.

Goal C/OS 10: Mineral extraction activities that are conducted in a manner that minimizes impacts to the environment.

- Policy C/OS 10.1: Require mineral resource extraction activities to comply with County regulations and state laws and guidelines, such as the Surface Mining and Reclamation Act (SMARA), and the State Division of Oil, Gas and Geothermal Resources regulations.
- Policy C/OS 10.2: Encourage the recycling of abandoned mineral extraction sites to productive second uses.
- Policy C/OS 10.3: Require appropriate levels of remediation for all oil and natural gas production sites based on possible future uses.

- Policy C/OS 10.4: Restrict and regulate the installation, operation, and decommissioning of oil derricks to protect natural resources and prevent excessive grading in hillside areas.

Goal C/OS 11: Sustainable management of renewable and non-renewable energy resources.

- Policy C/OS 11.1: Expand the production and use of renewable energy resources.
- Policy C/OS 11.2: Encourage the effective management of non-renewable resources, such as ensuring adequate reserves to meet peak demands.
- Policy C/OS 11.3: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.
- Policy C/OS 11.4: Require maximum amounts of energy conservation in new development and municipal operations.

Goal C/OS 12: Energy efficiency and conservation through development and design techniques.

- Policy C/OS 12.1: Support the design of developments that provide substantial tree canopy cover and utilize light colored paving materials and reflective roofing to reduce the urban heat island effect.
- Policy C/OS 12.2: Require green building policies, low impact development, and drought tolerant landscaping in all development activities.
- Policy C/OS 12.3: Encourage development to optimize the solar orientation of buildings to maximize passive and active solar design techniques.

Goal C/OS 13: Protected visual and scenic resources.

- Policy C/OS 13.1: Protect the County's scenic resources through land use regulations that mitigate development impacts.
- Policy C/OS 13.2: Manage development in Hillside Management Areas (25 percent slope or greater) to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.
- Policy C/OS 13.3: Consider the following in the design of a project that is located within an HMA, to the greatest extent feasible:
 - Public safety and the preservation of hillside resources through the application of safety and conservation design standards;
 - Maintenance of large contiguous open areas that limit landslide, liquefaction and fire hazards and protect natural features, such as significant ridgelines, watercourses and SEAs.
- Policy C/OS 13.4: Protect the County's ridgelines from incompatible development that diminishes their scenic value.
- Policy C/OS 13.5: Reduce light trespass, light pollution and other threats to scenic resources.
- Policy C/OS 13.6: Require development to be designed to create a consistent visual relationship with the natural terrain and vegetation.
- Policy C/OS 13.7: Require grading to conform to the existing terrain.
- Policy C/OS 13.8: Prohibit outdoor advertising and billboards along scenic routes, corridors and other scenic areas.
- Policy C/OS 13.9: Incorporate roadside rest stops, vista points, and interpretive displays into projects in scenic areas.

Goal C/OS 14: Protected cultural heritage resources.

- Policy C/OS 14.1: Mitigate all impacts from new development on or adjacent to historical and cultural heritage resources sites to the greatest extent feasible.
- Policy C/OS 14.2: Support an inter-jurisdictional collaborative system that protects and enhances the County's cultural heritage resources.
- Policy C/OS 14.3: Support the preservation and rehabilitation of historic buildings.
- Policy C/OS 14.4: Ensure proper notification procedures to Native American tribes in accordance with Senate Bill 18 (2004).
- Policy C/OS 14.5: Promote public awareness of the County's cultural heritage resources.
- Policy C/OS 14.6: Ensure proper notification and recovery processes are carried out for development on or near historical and cultural heritage resource sites.

Parks and Recreation Element

Goal P/R 1: Enhanced active and passive park and recreation opportunities for all users.

- Policy P/R 1.1: Provide opportunities for public participation in designing and planning parks and recreation programs.
- Policy P/R 1.2: Provide additional active and passive recreation opportunities based on a community's setting, and recreational needs and preferences.
- Policy P/R 1.3: Consider emerging trends in parks and recreation when planning for new parks and recreation programs.
- Policy P/R 1.4: Promote efficiency by building on existing recreation programs.
- Policy P/R 1.5: Ensure that County parks and recreational facilities are clean, safe, inviting, usable and accessible.
- Policy P/R 1.6: Improve existing parks with needed amenities and address deficiencies identified through the park facility inventories.
- Policy P/R 1.7: Ensure adequate staffing, funding, and other resources to maintain satisfactory service levels at all County parks and recreational facilities.
- Policy P/R 1.8: Enhance existing parks to offer balanced passive and active recreation opportunities through more efficient use of space and the addition of new amenities.
- Policy P/R 1.9: Offer more lighted playing fields using energy efficient light fixtures where appropriate to extend playing time.
- Policy P/R 1.10: Ensure a balance of passive and recreational activities in the development of new park facilities.
- Policy P/R 1.11: Provide access to parks by creating pedestrian and bicycle-friendly paths and signage regarding park locations and distances.

Goal P/R 2: Enhanced multi-agency collaboration to leverage resources.

- Policy P/R 2.1: Develop joint-use agreements with other public agencies to expand recreation services.

- Policy P/R 2.2: Establish new revenue generating mechanisms to leverage County resources to enhance existing recreational facilities and programs.
- Policy P/R 2.3: Build multi-agency collaborations with schools, libraries, non-profit, private, and other public organizations to leverage capital and operational resources.
- Policy P/R 2.4: Utilize school and library facilities for County sponsored and community sponsored recreational programs and activities.
- Policy P/R 2.5: Support the development of multi-benefit parks and open spaces through collaborative efforts among entities such as cities, County, state, and federal agencies, private groups, schools, private landowners, and other organizations.
- Policy P/R 2.6: Participate in joint powers authorities (JPAs) to develop multi-benefit parks as well as regional recreational facilities.
- Policy P/R 2.7: Increase communication and partnerships with local law enforcement, neighborhood watch groups, and public agencies to improve safety in parks.

Goal P/R 3: Acquisition and development of additional parkland.

- Policy P/R 3.1: Acquire and develop additional local and regional parkland to meet the following County standards: four (4) acres of local parkland per 1,000 residents in the unincorporated areas and six (6) acres of regional parkland per 1,000 residents of the County's total population.
- Policy P/R 3.2: For projects that require zoning approvals, general plan amendments, or development agreements, require developers to provide for local and regional parkland above and beyond their Quimby obligations as based on an appropriate nexus study.
- Policy P/R 3.3: Require as a condition of residential subdivision approval that a subdivider create a Landscaping and Lighting Act District to maintain the park.
- Policy P/R 3.4: Provide additional parks in communities with insufficient local parkland as identified through the gap analysis.
- Policy P/R 3.5: Expand the supply of regional parks by acquiring land that would: 1) provide a buffer from potential threats that would diminish the quality of the recreational experience; 2) protect watersheds; and 3) offer linkages that enhance wildlife movements and biodiversity.
- Policy P/R 3.6: Collaborate with other public, non-profit, and private organizations to acquire land for parks.
- Policy P/R 3.7: Pursue a variety of opportunities to secure property for parks and recreational facilities, including purchase, grant funding, private donation, easements, surplus public lands for park use, and dedication of private land as part of the development review process.
- Policy P/R 3.8: Mitigate impacts from freeways to new parks to the extent feasible.
- Policy P/R 3.9: Site new parks near schools, libraries, and other community facilities where possible.

Goal P/R 4: Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.

- Policy P/R 4.1: Expand multi-purpose trail networks for all users.
- Policy P/R 4.2: Develop staging areas and trail heads at strategic locations to accommodate multi-use trail users.
- Policy P/R 4.3: Develop a network of feeder trails into backbone trails.

- Policy P/R 4.4: Maintain and design multi-purpose trails in ways that minimize circulation conflicts among trail users.
- Policy P/R 4.5: Collaborate with other public, non-profit, and private organizations in the development of a comprehensive trail system.
- Policy P/R 4.6: Create new multi-use trails that link community destinations including parks, schools and libraries.

Goal P/R 5: Protection of historical and natural resources on County park properties.

- Policy P/R 5.1: Preserve historic resources on County park properties, including buildings, collections, landscapes, bridges, and other physical features.
- Policy P/R 5.2: Expand the collection of historical resources under the jurisdiction of the County, where appropriate.
- Policy P/R 5.3: Preserve natural resources on County park properties, including natural areas, sanctuaries, and open space preserves.
- Policy P/R 5.4: Preserve and develop facilities that serve as educational resources that improve community understanding of and appreciation for natural areas, including watersheds.
- Policy P/R 5.5: Promote the use of County parks and recreational facilities for educational purposes, including a variety of classes and after school programs.
- Policy P/R 5.6: Ensure maintenance, repair, rehabilitation, restoration, or reconstruction of historical resources in County parks and recreational facilities are carried out in a manner consistent with the most current Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.
- Policy P/R 5.7: Integrate a range of cultural arts programs into existing activities, and partner with multicultural vendors and organizations.

Goal P/R 6: A sustainable parks and recreation system.

- Policy P/R 6.1: Support the use of recycled water for landscape irrigation in County parks.
- Policy P/R 6.2: Support the use of alternative sources of energy, such as wind and solar sources to reduce the use of energy at existing parks.
- Policy P/R 6.3: Prolong the life of existing buildings and facilities on County park properties through preventative maintenance programs and procedures.
- Policy P/R 6.4: Ensure that new buildings on County park properties are environmentally sustainable by reducing carbon footprints, and conserving water and energy.
- Policy P/R 6.5: Ensure the routine maintenance and operations of County parks and recreational facilities to optimize water and energy conservation.

Noise Element

Goal N-1: The reduction of excessive noise impacts.

- Policy N 1.1: Utilize land uses, such as parks and commercial uses, to buffer noise sensitive uses from excessive noise impacts.
- Policy N 1.2: Reduce exposure to noise impacts by promoting land use compatibility.

- Policy N 1.3: Minimize impacts to noise sensitive land uses by ensuring adequate mitigation, such as landscaping, soundproofing and double paned windows.
- Policy N 1.4: Enhance noise abatement programs in an effort to maintain acceptable levels of noise as defined by the Los Angeles County Exterior Noise Standards.
- Policy N 1.5: Ensure compliance with the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code).
- Policy N 1.6: Ensure cumulative impacts related to noise do not exceed excessive levels.
- Policy N 1.7: Utilize traffic management and noise suppression techniques to minimize noise from traffic and transportation systems.
- Policy N 1.8: Minimize noise impacts to pedestrians and transit riders in the design of transportation facilities and mobility networks.

Safety Element

Goal S 1: An effective regulatory system that prevents or minimizes personal injury, loss of life and property damage due to seismic and geological hazards.

- Policy S 1.1: Discourage development in Seismic and Geologic Hazard Zones.
- Policy S 1.2: Prohibit new developments within fault traces until a comprehensive geological study has been completed, as defined by the Alquist-Priolo Act.
- Policy S 1.3: Require developments to mitigate geologic hazards, such as soil instability and landslides, in Hillside Management Areas through siting and development standards.
- Policy S 1.4: Support the retrofitting of unreinforced masonry structures to help reduce the risk of structural and human loss due to seismic or geological hazards.

Goal S 2: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to flood and inundation hazards.

- Policy S 2.1: Discourage development in the County's Flood Hazard Zones.
- Policy S 2.2: Discourage development from locating in dam and reservoir inundation routes.
- Policy S 2.3: Discourage development from locating downslope from aqueducts.
- Policy S 2.4: Consider climate change adaptation strategies in flood and inundation hazard planning.
- Policy S 2.5: Ensure that developments located within the County's Flood Hazard Zones are sited and designed to avoid isolation from essential services and facilities in the event of flooding.
- Policy S 2.6: Ensure that the mitigation of flood related property damage and loss limits impacts to biological and other resources.
- Policy S 2.7: Establish cooperative working relationships among public agencies with responsibility for flood protection.
- Policy S 2.8: Locate essential public facilities, such as hospitals and fire stations, outside of Flood Hazard Zones, where feasible.

Goal S 3: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.

- Policy S 3.1: Discourage development in Very High Fire Hazard Severity Zones, particularly in areas with significant biological resources.
- Policy S 3.2: Consider climate change adaptation strategies in planning for Very High Fire Hazard Severity Zones.
- Policy S 3.3: Ensure that the mitigation of fire related property damage and loss in Very High Fire Hazard Severity Zones limits impacts to biological and other resources.
- Policy S 3.4: Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire resistant building materials and vegetation.
- Policy S 3.5: Encourage the use of fire resistant vegetation that is compatible with the area's natural vegetative habitats in fuel modification activities.
- Policy S 3.6: Reduce the risk of urban fire hazards through the implementation of regulations and performance standards.
- Policy S 3.7: Ensure adequate infrastructure, including ingress, egress, and peak load water supply availability for all projects located in Very High Fire Hazard Severity Zones.
- Policy S 3.8: Consider siting and design for developments located within Very High Fire Hazard Severity Zones, particularly in areas located near ridgelines and on hilltops, to reduce the wildfire risk.
- Policy S 3.9: Support the retrofitting of existing structures in Very High Fire Hazard Severity Zones to help reduce the risk of structural and human loss due to wildfire.

Goal S 4: Effective County emergency response management capabilities.

- Policy S 4.1: Ensure that County residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.
- Policy S 4.2: Support County emergency providers in reaching their response time goals.
- Policy S 4.3: Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.
- Policy S 4.4: Encourage the improvement of hazard prediction and early warning capabilities.
- Policy S 4.5: Ensure that there are adequate resources, such as Sheriff and Fire services, for emergency response.
- Policy S 4.6: Support increased efforts to implement coordinated regional evacuation plans and disseminate public information about disaster response.

Public Services and Facilities Element

Goal PS/F 1: A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.

- Policy PS/F 1.1: Discourage development in areas without existing adequate public services and facilities.
- Policy PS/F 1.2: Ensure that adequate services and facilities are provided in conjunction with a development project through phasing or other mechanisms.
- Policy PS/F 1.3: Ensure coordinated service provision through collaboration between County departments and service providers.

- Policy PS/F 1.4: Focus infrastructure investment, maintenance and expansion efforts where the General Plan encourages growth, such as Transit Oriented Districts.
- Policy PS/F 1.5: Support multi-faceted public facility expansion efforts, such as substations, mobile units, and satellite offices.

Goal PS/F 2: Increased water conservation efforts.

- Policy PS/F 2.1: Implement water conservation measures, such as drought tolerant landscaping and restrictions on water used for landscaping.
- Policy PS/F 2.2: Support educational outreach efforts that discourage wasteful water usage.

Goal PS/F 3: Increased local water supplies through the use of new technologies.

- Policy PS/F 3.1: Increase the supply of water through the development of new sources, such as recycled water.
- Policy PS/F 3.2: Support the increased production, distribution and use of recycled water to provide for groundwater recharge, seawater intrusion barrier injection, irrigation, industrial processes and other beneficial uses.

Goal PS/F 4: A reliable network of wastewater systems in the County.

- Policy PS/F 4.1: Encourage the planning and continued development of efficient countywide wastewater systems.
- Policy PS/F 4.2: Support capital improvement plans to improve aging and deficient wastewater systems, particularly in areas where the General Plan encourages development, such as TODs.
- Policy PS/F 4.3: Ensure the proper design of sewage treatment and disposal facilities, especially in landslide, hillside, and other hazard areas.

Goal PS/F 5: Adequate disposal capacity and minimal waste and pollution in the County.

- Policy PS/F 5.1: Maintain an efficient, safe and responsive waste management system that reduces waste while protecting the health and safety of the public.
- Policy PS/F 5.2: Encourage solid waste management facilities that utilize conversion and other alternative technologies and waste to energy facilities.
- Policy PS/F 5.3: Reduce the County's waste stream by minimizing waste generation and enhancing diversion.
- Policy PS/F 5.4: Encourage the use and procurement of recyclable and biodegradable materials throughout the County.
- Policy PS/F 5.5: Encourage the recycling of construction and demolition debris generated by public and private projects.
- Policy PS/F 5.6: Ensure adequate and regular waste and recycling collection services.
- Policy PS/F 5.7: Ensure adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities.
- Policy PS/F 5.8: Discourage incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide Integrated Waste Management Plan.

- Policy PS/F 5.9: Encourage the availability of trash and recyclables containers in new developments, public streets, and large venues.

Goal PS/F 6: A County with adequate public utilities.

- Policy PS/F 6.1: Ensure efficient and cost effective utilities that serve existing and future needs.
- Policy PS/F 6.2: Improve existing wired and wireless telecommunications infrastructure.
- Policy PS/F 6.3: Expand access to wireless technology networks, while minimizing visual impacts through co-location and design.
- Policy PS/F 6.4: Protect utility facilities to ensure the continued provision of utility services in the County.
- Policy PS/F 6.5: Encourage the use of renewable energy sources in utility and telecommunications networks.
- Policy PS/F 6.6: Encourage the construction of utilities underground, where feasible.
- Policy PS/F 6.7: Encourage projects that incorporate onsite renewable energy systems, such as wind turbines, solar panels, or fuel cells.

Goal PS/F 7: A County with adequate educational facilities.

- Policy PS/F 7.1: Encourage the joint use of school sites for community activities and other appropriate uses.
- Policy PS/F 7.2: Proactively work with school facilities and education providers to coordinate land use and facilities planning.
- Policy PS/F 7.3: Encourage adequate facilities for early childhood education and childcare.

Goal PS/F 8: A comprehensive public library system.

- Policy PS/F 8.1: Ensure a desired level of library service through coordinated land use and facilities planning.
- Policy PS/F 8.2: Support library mitigation fees that adequately address the impacts of new development.

Economic Development Element

Goal ED 1: An economic base and fiscal structure that attract and retain valuable industries and businesses.

- Policy ED 1.1: Encourage a diverse mix of industries and services in each County Planning Area.
- Policy ED 1.2: Encourage and foster the development of the green and renewable energy economic sectors.
- Policy ED 1.3: Encourage public-private partnerships to support the growth of target industries.
- Policy ED 1.4: Encourage the expansion and retention of targeted industries and other valuable economic sectors, such as the entertainment industry.
- Policy ED 1.5: Provide quality municipal services to attract and retain businesses and employees.
- Policy ED 1.6: Develop competitive advantages for economic development and growth.
- Policy ED 1.7: Identify opportunities to lower the costs of doing business in the County.
- Policy ED 1.8: Establish and maintain a competitive tax structure to attract business and industry to the County.

- Policy ED 1.9: Promote the County as a national and international center for business and development.

Goal ED 2: Land use practices and regulations that foster economic development and growth.

- Policy ED 2.1: Ensure high standards of development and environmental justice in economic development activities.
- Policy ED 2.2: Protect industrial lands within Employment Protection Districts from conversion to non-industrial uses.
- Policy ED 2.3: Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.
- Policy ED 2.4: Encourage employment opportunities to be located in proximity to housing.
- Policy ED 2.5: Encourage community-serving uses, such as childcare centers, post offices and personal services, to be located in proximity to employment centers.
- Policy ED 2.6: Incentivize economic development and growth along existing transportation corridors and in urbanized areas.
- Policy ED 2.7: Streamline the permit review process and other processes for targeted businesses and industries.

Goal ED 3: An expanded and improved infrastructure system to support economic growth and development.

- Policy ED 3.1: Utilize capital improvement plans to prioritize infrastructure investments.
- Policy ED 3.2: Support transportation infrastructure that facilitates the efficient movement of goods and people.
- Policy ED 3.3: Support the expansion of business communication networks, such as telecommunications and wireless technologies.

Goal ED 4: Enhanced revitalization and redevelopment activities.

- Policy ED 4.1: Develop a range of financial incentives and programs that encourage development and business growth.
- Policy ED 4.2: Incentivize infill development that revitalizes underutilized commercial and industrial areas.
- Policy ED 4.3: Facilitate relationships between financial institutions and local businesses to increase access to capital resources.
- Policy ED 4.4: Establish, renew, implement, manage, and/or expand Enterprise Zones, Recycling Market Development Zones, Business Improvement Districts (BIDs), and other programs that facilitate community development and rehabilitation.
- Policy ED 4.5: Expand the use of tax increment financing and programs, such as impact fees and assessment districts.
- Policy ED 4.6: Direct resources to economically distressed areas to spur revitalization activities.
- Policy ED 4.7: Retrofit and redevelop vacant and underutilized industrial and commercial sites for emerging and targeted industries.
- Policy ED 4.8: Support the development of community level economic development strategies.
- Policy ED 4.9: Support the development of small business assistance and entrepreneurial programs focused on management, financial planning, and technology application.

Goal ED 5: A skilled and educated workforce.

- Policy ED 5.1: Support a quality education system at all levels.
- Policy ED 5.2: Promote the attraction, retention and expansion of commercial and industrial firms that provide employment improvement opportunities for unskilled and semi skilled workers.
- Policy ED 5.3: Support and create collaborative educational programs that address specific under-employed populations and workforce needs in targeted areas.
- Policy ED 5.4: Initiate vocational training programs across the County that provide skills necessary for participation in the labor force.
- Policy ED 5.5: Collaborate with the private sector to identify growing workforce needs and link training initiatives to the needs of target industries.
- Policy ED 5.6: Encourage outreach efforts to educational and community-learning institutions to expand workforce education programs.
- Policy ED 5.7: Expand functional literacy and English as a Second Language (ESL) programs throughout the County.
- Policy ED 5.8: Establish employer assistance initiatives to expand skilled trades training and vocational education for high-demand occupations.

Goal ED 6: Collaborative efforts to implement coordinated economic development activities.

- Policy ED 6.1: Encourage a collaborative inter-agency and inter-jurisdictional environment for economic development and information sharing on economic trends, business cycles, and resources.
- Policy ED 6.2: Analyze emerging trends for policy modification, and maintain and update accurate labor force, market trends, and other important economic data.
- Policy ED 6.3: Strengthen cooperation with private sector organizations and community level business groups.
- Policy ED 6.4: Strengthen the County's legislative advocacy function in state and federal policies to advance the importance of the County's economic development needs and goals.
- Policy ED 6.5: Increase communication and coordination with relevant local, regional, and state public and private economic development agencies to leverage resources and coordinate economic policy.

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Part VI: Abbreviations and Glossary

Abbreviations

AB 32	California Global Warming Solutions Act (2006)
ALUC	Airport Land Use Commission
AQMD	Air Quality Management District
ASBS	Areas of Special Biological Significance
AVAQMD	Antelope Valley Air Quality Management District
AVTA	Antelope Valley Transit Authority
BLM	United States Bureau of Land Management
BMP	Best Management Practices
BTSP	Metro Bike Transportation Strategic Plan
CARB	California State Air Resources Board
CCR	California Code of Regulations
CDC	Community Development Commission (County of Los Angeles)
CEQA	California Environmental Quality Act
CDFG	California Department of Fish and Game
CEO	Los Angeles County Chief Executive Officer
CIP	Capital Improvements Program
CMP	Congestion Management Plan
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
COE	Los Angeles County Office of Education

COG	Council of Governments
CWA	Clean Water Act
dB	Decibel
DBH	Los Angeles County Department of Beaches and Harbors
DOGGR	California Division of Oil, Gas, and Geothermal Resources
DOT	United States Department of Transportation
DPH	Los Angeles County Department of Public Health
DPR	Los Angeles County Department of Parks and Recreation
DPW	Los Angeles County Department of Public Works
DU/AC	“Dwelling units per acre” of land
EDD	California State Employment Development Department
EIR	Environmental Impact Report (State)
EIS	Environmental Impact Statement (Federal)
EPA	Environmental Protection Agency
ESHA	Environmental Sensitive Habitat Area
FAA	Federal Aviation Administration
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FMMP	California Department of Conservation Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	Greenhouse Gas
HMA	Hillside Management Area

HOV	High Occupancy Vehicle
IEC	Interdepartmental Engineering Committee
IRWMP	Integrated Regional Water Management Plan
ISD	Los Angeles County Internal Services Department
IWMP	Integrated Waste Management Plan
JPA	Joint Powers Authority
LACFD	Los Angeles County Fire Department
LAEDC	Los Angeles County Economic Development Corporation
LAFCO	Local Agency Formation Commission
LASD	Los Angeles County Sheriff's Department
LAWA	Los Angeles World Airports
LAX	Los Angeles International Airport
LCP	Local Coastal Program
Ldn	Day-Night Average Sound Level
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
LLAD	Landscaping and Lighting District
LOS	Level of Service
L RTP	Metro Long Range Transportation Plan
LUP	Land Use Plan
Metro	Los Angeles County Metropolitan Transportation Authority
MRZ	Mineral Resource Zone
NEPA	National Environmental Policy Act

NFIP	FEMA National Flood Insurance Program
NO₂	Nitrogen Dioxide
NPDES	National Pollutant Discharge Elimination System
O₃	Ozone
OAERP	Operational Area Emergency Response Plan
OEM	Los Angeles County Office of Emergency Management
ONAC	Federal Office of Noise Abatement and Control
OSHA	Occupational Safety and Health Administration
PACE	Property Assessed Clean Energy Program
Pb	Lead
PM	Particulate Matter
PPA	Park Planning Area
RDMS	Resource and Development Management System
RTP	Regional Transportation Plan
SB 375	Sustainable Communities and Climate Protection Act (2008)
SCAG	Southern California Association of Governments
SCRRA	Southern California Regional Rail Authority (Metrolink)
SERA	Sensitive Environmental Resource Area
SEA	Significant Ecological Area
SEATAC	Significant Ecological Area Technical Advisory Committee
SMARA	California Surface Mining Reclamation Act (1975)
SO₂	Sulfur Dioxide
SWP	State Water Project

TAC	Toxic Air Contaminant
TDR	Transfer of Development Rights
TMDL	Total Maximum Daily Load
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled

Glossary Terms

Abatement: The reduction or elimination of a hazardous condition, including but not limited to, strengthening, occupancy restrictions or demolition.

Acoustics: Science of sound, its generation and transmission, and its effects.

Acre-Foot: A unit of measurement used to determine the volume of water. One acre-foot of water covers one acre at a depth of one foot and is equal to 43,560 cubic feet, or 325,851 gallons.

Acres, Gross: The entire acreage of a site.

Acres, Net: The portion of a site that can actually be built upon.

Active Fault: A fault that shows evidence of, or is suspected of, having experienced surface displacement within the last 11,000 years. An active fault is considered to have the highest potential for future surface rupture.

Adaptive Reuse: The conversion of obsolescent or historic buildings from their original or most recent use to a new use.

Agriculture: Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Alluvial Fan: A cone-shaped deposit of alluvium (sedimentary material) made by a stream where it issues upon an open plain.

Alluvium: Unconsolidated surficial sediments of clays, silts, sands, and/or gravels deposited principally by running water.

Ambient Noise: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Annex: To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Annual Flood: The highest volume of water discharge in a year.

Aquifer: An underground, water-bearing layer of earth, porous rock, sand or gravel through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arable: Land capable of being cultivated for farming.

Archaeology: The science of recovering data about pre-existing or extinct culture and peoples.

Arterial: Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the countywide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Attainment: Compliance with state and federal ambient air quality standards within an air basin.

A-Weighted Level, dBA: The sound level in decibels as measured on a sound level meter using the A weighting filter network. This filter deemphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and giving a good correlation with subjective reactions to noise.

Base Flood: In any given year, a 100-year flood that has a one percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Best Management Practices (BMP): A set of standards and emerging practices in any field of work or study that exhibit the best known approach to addressing an issue. For example, a list of stormwater Best Management Practices would consist of structural and non-structural control measures taken to mitigate the quantity and quality of runoff caused through changes to land use.

Bikeways: A term that encompasses bicycle lanes, bicycle paths and bicycle routes.

Blue Line Stream: A watercourse shown as a blue line on a U.S. Geological Service topographic quadrangle map.

Brownfield: An area with abandoned, idle or underutilized industrial and commercial facilities where expansion, redevelopment or reuse is complicated by real or perceived environmental contamination.

Build-out: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Busway: A vehicular right-of-way or portion thereof—often an exclusive lane that is reserved exclusively for buses.

California Environmental Quality Act (CEQA): A state law requiring state and local agencies to regulate activities with consideration for environmental protection.

California Department of Transportation (Caltrans): The state agency responsible for the planning, engineering, construction and maintenance of the California State Highways and Freeways, provides inter-city rail services and permits airports and heliports. Of the 12 Caltrans organizational Districts, Los Angeles and Ventura County are a part of the Caltrans District 7.

Carbon Monoxide: A colorless, poisonous gas released into the air from incomplete combustion of fuels in the internal combustion engine.

Carpool, Vanpool, Subscription Bus, Ride Pooling: A group riding concept wherein commuters with relatively (sometimes approximately) the same origin and destination travel together and share their commuting expenses. The three main forms of group riding or ride pooling are the subscription bus, the vanpool, and the carpool.

Carrying Capacity: Used in determining the potential of an area to absorb development: (1) The level of land use, human activity or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land or plant and animal habitats; (2) The upper limits of development beyond which the quality of human life, health, welfare, safety or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See "Build-out")

Class I Landfill: Landfills that will accept non-radioactive, hazardous solid and liquid waste.

Class II Landfill: Landfills that will accept solid and non-hazardous liquid waste.

Class III Landfill: Landfills that will accept inert materials only.

Coastal Development Permit (CDP): A permit for any development within the coastal zone that is required pursuant to subdivision (a) of Section 30600 of the California Coastal Act. This permit grants a right or entitlement to pursue development specified in the permit, so long as the permit remains valid and the project description and conditions of the permit are adhered to.

Collector: Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial Aviation: Classification of air transportation referring to the business of transporting people and cargo using large aircraft and requiring major ground facilities.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24 hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m.

Commuter Rail Service: Mass transportation concept of utilizing railroad facilities for commuting purposes.

Congestion Management Plan (CMP): A mechanism employing growth management techniques including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development.

Cul-de-sac: A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Cultural Heritage Resources: All sites, features, burials, examples of rock art structures, ruins, artifacts, remains, chemical traces and other data pertaining to or derived from the activities and presence of preexisting and/or extinct population at a locality, whether above, on or below the surface of land or water.

Cumulative Impact: As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

Day-Night Average Sound Level: (See Ldn)

Debris Basins: Dam areas used to filter debris from flood waters before water continues downstream.

Decibel, dB: A unit measurement describing the amplitude of sound, equal to 20 times the logarithm to the base of 10 or the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Dedication: The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites or other public uses often are made conditions for approval of a development by a city or county.

Density: Average number of housing units or person per unit of land area, often measured in units persons per acre.

Density = total housing units or total population

total acres

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See “Acres, Gross”, and “Developable Acres, Net”)

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned.

Depletion: The withdrawal of water from a particular resource at a rate that is greater than the rate of replenishment.

Detachment: Withdrawal of territory from a special district or city; the reverse of annexation.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Easement: Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation: A tool for acquiring open-space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike or ride over the land) or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future).

Easement, Scenic: A tool that allows a public agency to use an owner's land for scenic enhancement, such as roadside landscaping or vista preservation.

Emission Standard: The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Endangered Species: A species of animal or plant including the ecosystems for which they depend is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more natural or man-made causes, including habitat destruction or reduction.

Environmental Impact Report (EIR): A report required pursuant to the California Environmental Quality Act which assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts.

Environmental Impact Statement (EIS): Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment.

Environmental Justice: The fair treatment of people of all races, cultures and incomes with respect to the development, adoption, implement and enforcement of environmental laws, regulations and policies.

Erosion: (1) The loosening and transportation of rock and soil debris by wind, rain or running water. (2) The gradual wearing away of the upper layers of earth.

Exaction: A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Expressway: A divided, multi-lane major arterial street for through traffic with partial control of access and with grade separations at major intersections.

Fault: A fracture in the Earth's crust forming a boundary between rock masses that have shifted.

Fault Zone: A numerous interlacing of small faults.

Feasible: Capable of being accomplished in a successful manner within a reasonable time taking into account economic, environmental, social and technological factors.

Fixed Rail Rapid Transit: A general term used to describe large transit vehicles designed to move large numbers of passengers rapidly on permanent guideways, generally steel wheel on steel rail.

Fixed Source (of Air Pollution): Term used to describe non-moving sources of air pollution such as factories, power plants, etc. Also commonly referred to as "stationary source."

Flood: An overflow or inundation of water that comes from a river, dam or other body of water.

Flood, 100-Year: The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Flood, 200-Year: The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 200-year flood has a 1/200, or one half of one percent, chance of occurring in any given year.

Flood Insurance Rate Map (FIRM): For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Floodplain: The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the floodplain subject to a one percent chance of flooding in any given year is designated as an “area of special flood hazard” by the Federal Insurance Administration.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the “base flood” without cumulatively increasing the water surface elevation more than one foot. No development that increases the water surface elevation or velocities is allowed in floodways.

Floor Area Ratio (FAR): The gross floor area permitted on a site divided by the total net area of the site.

Freeway: A high-speed, high-capacity, limited-access road serving regional and countywide travel. Such roads are free of tolls, as contrasted with “turnpikes” or other “toll roads” now being introduced into Southern California. Freeways generally are used for long trips between major land use generators. At Level of Service “E”, they carry approximately 1,875 vehicles per lane per hour in both directions. Major streets cross at a different grade level.

Grade Separation: A crossing of two highways or of a highway and pedestrian path or railroad utilizing an underpass or overpass.

Grading: Alteration of existing slope and shape of the ground surface.

Green Building: The practice of increasing the efficiency with which buildings and their sites use and harvest energy, water, and materials, and reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance, and removal — the complete building life cycle.

Ground Failure: Ground movement or rupture caused by strong shaking during an earthquake. Includes landslide, lateral spreading, liquefaction and subsidence.

Ground Shaking: Ground movement resulting from the transmission of seismic waves during an earthquake.

Groundwater: Water under the Earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge: The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (“aquifers”). (See “Aquifer Recharge”)

Growth Management: The use by a community of a wide range of techniques in combination to determine the amount, type and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service and other programs.

Habitat: The physical location or type of environment in which an organism or biological population lives or occurs.

High Occupancy Vehicle (HOV): Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or two or more persons to a car).

High-Risk Inundation Areas: Any area determined to be susceptible to risk of flooding from tsunami inundation due to failure of dams and debris basins, or inundation from other sources of large volumes of water. High-risk dam inundation areas are areas subject to flooding due to failure of dams or water storage tanks with substandard design features.

Hillside Management Areas: Hilly and mountainous areas with average slopes above 25 percent. Instituted to preserve the natural and scenic character of the area and to minimize danger to life and property caused by fire and flood hazards, water pollution, soil erosion and land slippage.

Historic Preservation: The preservation of historically significant structures, monuments, parks, cultural heritage sites and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Hydrocarbons: Like carbon monoxide, represents unburned and wasted fuel released into the atmosphere: generally not toxic in amounts found in the air. Sunlight causes a reaction with nitrogen oxides to produce photochemical smog.

Hydrology: The branch of science that studies the behavior of water as it occurs in the atmosphere, appears on the Earth's surface and underground.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county or other public agency as compensation for otherwise unmitigated impacts the project will produce. Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impervious Surface: Surface through which water cannot penetrate, such as a roof, road, sidewalk and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Impulsive Noise: Connotes a sharp increase in sound within a very short interval of time, such as gun fire, barking dogs, police sirens, etc.

Incorporation: Creation of a new city.

Infill Development: The development, redevelopment, or reuse of vacant land or underutilized parcels (usually individual lots or leftover properties) within existing urbanized areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage disposal systems, water supply systems, other utility systems, and roads.

Intensity: For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For non-residential uses, the actual or the maximum permitted floor area ratios (FARs).

Inter-agency: Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Intermittent Stream: A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

Intrusive Noise: Noise that intrudes over and above the ambient noise level at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence, and tonal or informational content as well as the prevailing noise level.

Jobs-Housing Balance: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute, less than 1.0 indicates a net out-commute.

Joint Powers Authority (JPA): A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Land Banking: The purchase of land by a local government for use or resale at a later date.

Landmark: (1) A building, site, object, structure or significant tree, having historical, architectural, social or cultural significance and marked for preservation by the local, state or federal government. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landslide: Downslope movement of soil and/or rock, which typically occurs during an earthquake or following heavy rainfall.

Landslide Prone Areas: Areas subject to slope instability identified on landslide inventories, available maps or as identified during geologic investigation.

Landslides: Downhill movement of masses of earth material under force of gravity.

Ldn: The average equivalent A-weighted sound level during a 24 hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. (CNEL and Ldn represent daily levels of noise exposure averaged on an annual or daily basis, while Leq represents the equivalent energy noise exposure for a shorter time period, typically one hour.

Leapfrog Development: New development separated from existing development by substantial vacant land.

Leq: Equivalent energy level. The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. Leq is typically computed over 1, 8 and 24 hour sample periods.

Levee Protection Zone: An area that is protected by a levee that is part of the facilities of the State Plan of Flood Control.

Level of Service (Traffic): A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

Light (duty) Rail Transit (LRT): "Street cars" or "trolley cars" that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one or two-car trains.

Liquefaction: The transformation of loose, wet soil from a solid to a liquid state, often as a result of ground shaking during an earthquake.

Local Agency Formation Commission (LAFCO): A five or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts and the merger of districts with existing cities. Each county's LAFCO is empowered to approve, disapprove or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members and one member representing the general public. Some LAFCOs include two representatives of special districts.

Local Coastal Program (LCP): A combination of a local government's land use plans, zoning ordinances, zoning district maps and (within sensitive coastal resources areas) other implementing actions that together meet the local requirements of, and implement the provisions and policies of, the California Coastal Act of 1976.

Local Coastal Program Land Use Plan: The relevant portion of a local government general plan or coastal element that details type, location, and intensity of land use, including applicable resource protection and development policies, and, where necessary, implementation actions.

Low Impact Development (LID): An approach to stormwater management with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls.

L10: A statistical descriptor indicating peak noise levels—the sound level exceeded 10 percent of the time. It is a commonly used descriptor of community noise and has been used in Federal Highway Administration standards and the standards of some cities and counties.

Masking: Process by which audibility is raised by presence of another, more pleasing sound.

Median Strip: The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Mello-Roos Bonds: Locally issued bonds that are repaid by a special tax imposed on property owners within a “community facilities district” established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services.

Mills Act: California legislation by which property owners can secure a substantial property tax reduction by entering into a contract to preserve their historically or architecturally significant building.

Mineral Resource: Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the California Geological Survey as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Mobile Source Controls: Air pollution abatement techniques applied mainly to motor vehicles, but may refer to ships, trains, planes and other sources.

Mode: Any form of transportation such as private motor vehicle, public transit, railroad, bicycle, walking, pipeline, marine or aviation.

Mud or Debris Flow: The rapid downward movement of predominately saturated, unconsolidated mud or earth, commonly including boulders and trees.

Multimodal Facilities: A transportation system comprised of more than one modal network to provide the user with a reasonable choice.

Municipal Services: Services traditionally provided by local government, including water and sewer, roads, parks, schools and police and fire protection.

National Ambient Air Quality Standards: The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Environmental Policy Act (NEPA): An Act passed in 1969 establishing federal legislation for national environmental policy, a council on environmental quality and the requirements for environmental impact statements.

National Flood Insurance Program: A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act: A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation. It authorized grants-in-aid for preserving historic properties.

National Pollutant Discharge Elimination System (NPDES): As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Point sources are discrete conveyances such as pipes or man-made ditches.

National Register of Historic Places: The official list established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the country's history or whose artistic or architectural value is unique.

Nitrogen Oxides: The sum of nitric oxide and nitrogen dioxide that is produced when fuel is burned at a high temperature in vehicle engines and boilers in industrial operations and electric power plants, and causes irritation to eyes, nose and throat. Nitrogen oxide is responsible for the brown haze over most cities, restricts plant growth and contributes to photochemical smog.

Noise Contours: Lines drawn about a noise source indicating equal levels of noise exposure. CNEL and Ldn are the metrics used to describe annoyance due to noise and to establish land use planning criteria regarding noise.

Non-attainment: The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-hazardous Solid Waste: As defined by the California Code of Regulations, Title 23, Chapter 15, Section 2523, non-hazardous solid waste is "all putrescible and non-putrescible solid, semisolid, and liquid wastes—including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, etc.—provided that such wastes do not contain wastes that must be managed as hazardous wastes or wastes that contain soluble pollutants in concentrations that exceed applicable water quality objectives, or could cause degradation of waters of the state.

Office of Planning and Research (OPR): A California agency that provides policy and legislative research for the Governor's office.

Official County Scenic Highway: A segment of state highway identified in the Master Plan of State Highways Eligible for Official Scenic Highway Designation and designated by the Director of the Department of Transportation (Caltrans).

Overlay: A land use designation on the General Plan Land Use Map, or a zoning designation on a zoning map, which modifies the basic underlying designation in some specific manner.

Paratransit: Those types of public transportation whose characteristics are between those of the private automobile and conventional scheduled transit, e.g., taxis, jitneys, dial-a-ride, carpools, vanpools or subscription bus services.

Particulates: Solid and liquid materials directly emitted to the atmosphere, sometimes referred to as aerosols, that are derived from natural sources and man's activities.

Paleontology: The study of fossil remains.

Parcel: A lot in single ownership or under single control usually considered a unit for purposes of development.

Parking Management: An evolving Transportation Demand Management (TDM) technique designed to obtain maximum utilization from a limited number of parking spaces. Can involve pricing and preferential treatment for HOVs, non-peak period users, and short-term users."

Peak Hours: Those hours of the day when traffic volumes are at their highest hourly count.

Performance Standards: Zoning regulations that permit uses based on a particular set of standards of operation rather than on a particular type of use. Performance Standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts and visual impact of a use.

Pollution, Non-Point: Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

Pollution, Point-source: In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Potable Water: Water suitable for drinking or cooking purposes from both health and aesthetic considerations.

Potentially Active Fault: A fault showing evidence of movement within the last 11,000 to 750,000 years.

Prime Farmland: Land that has the best combination of physical and chemical characteristics for the production of crops. Prime Farmland must have been used for the production of irrigated crops within the last three years. Prime Farmland does not include publicly-owned lands for which there is an adopted policy preventing agricultural use.

Private Road/Private Street: Privately-owned (and usually privately maintained) motor vehicle access that is not dedicated as a public street. Typically the owner posts a sign indicating that the street is private property and limits traffic in some fashion. For density calculation purposes, some jurisdictions exclude private roads when establishing the total acreage of the site. However, aisles within and driveways serving private parking lots are not considered private roads.

Rare Species: Any species that, although not presently threatened with extinction, is in such small numbers that it may be endangered if its environment worsens.

Recharge: To restore, usually water into an aquifer.

Reclamation: The reuse of resources, usually those present in solid wastes or sewage.

Recreation, Active: A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive: Type of recreation or activity that does not require the use of organized play areas.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Center: A major destination characterized by regional commerce and activity, and consisting of a diversity of local and regional-serving uses, such as major commercial, residential, cultural and recreational facilities, services, employment centers, and multimodal transportation.

Reservoir: A body of water stored in either a natural or man-made basin. Reservoirs are usually used for the storage and regulation of water resources.

Retrofit: To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Ridgeline: A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-way: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads, railroads and utility lines.

Riparian: A type of environment, usually referring to stream banks or other areas that are adjacent to and dependent on a watercourse or body of water.

Riparian Lands: Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Rural: A way of life characterized by living in a non-urban or agricultural environment at low densities without typical urban services. Urban services and facilities not normally found in rural areas include curbs, gutters and sidewalks; street lighting, landscaping and traffic signalization; mass public transit; and commercial facilities dependent on large consumer volumes such as regional shopping centers.

Rural Preserve Area: In the Antelope Valley Area Plan, rural preserves are the remaining areas of the unincorporated Antelope Valley, which are largely undeveloped and generally not served by existing infrastructure and public facilities. Many of these areas contain environmental resources, such as Significant Ecological Areas, Scenic Resource Areas, and Agricultural Resource Areas. In addition, many of these areas contain safety hazards, such as Seismic Zones, Very High Hazard Severity Zones, and Flood Zones. The primary benefit of these areas is that they provide habitat for regionally significant biological species while simultaneously providing scenic value to residents. A secondary benefit of these areas is that they contain natural resources which provide economic opportunities. Development in these areas should be limited to single family homes at very low densities, light and heavy agricultural uses, including equestrian and animal-keeping uses, and other uses where appropriate.

Rural Town Area: In the Antelope Valley Area Plan, rural towns provide a transition between rural town center areas and rural preserve areas, as they are occupied by a mix of residential and light agricultural uses. Residents living in these areas are willing to forego urban infrastructure and services in order to live in a rural environment. The majority of new residential development should be directed to these areas, provided that such development is consistent with the existing community character and allows for light agricultural, equestrian, and animal-keeping uses where appropriate. These areas will provide transportation linkages to rural town center areas and other nearby destination points.

Rural Town Center Area: In the Antelope Valley Area Plan, rural town centers are the focal points of rural communities, serving the daily needs of residents and providing local employment opportunities. The majority of new locally-oriented public facilities and new locally-oriented commercial uses should be directed to these areas. These areas will provide pleasant pedestrian environments and will be accessible by a range of transportation options to reduce vehicle trips. Some of these areas will allow for a mix of commercial and residential uses.

Scenic Highway Corridor: The area outside a highway right-of-way that is generally visible to persons traveling on the highway.

Scenic Highway/Scenic Route: A highway, road, drive or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising (billboards).

Scenic Quality: The total impression made by components of a natural or man-made landscape that provide an attractive and memorable visual experience to the viewer, including natural landforms, water features, rock outcroppings, trees and other vegetation, and rural and urban structures of interest.

Seiche: An earthquake-generated wave in an enclosed body of water such as a lake, reservoir or bay.

Seismic: Caused by or subject to earthquakes or earth vibrations.

Septic System: A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

Significant Ecological Areas (SEAs): Ecologically important or fragile land and water areas valuable as plant and animal communities.

Slope Stability: The ability of a slope of soil or rock materials to resist moving downhill.

Solar Access: The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solar Energy System, Active: A system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling.

Solar Energy System, Passive: A system that uses direct heat transfer from thermal mass instead of mechanical power to distribute collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.

Solid Waste: Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Southern California Association of Governments (SCAG): As the designated Metropolitan Planning Organization, the Association of Governments is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at the state level.

Specific Plan: A tool authorized by Government Code §65450 et. seq. for the systematic implementation of the general plan for a defined portion of a community's planning area. A Specific Plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development and use of natural resources, and a program of implementation measures, including financing measures.

Sphere of Influence: The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission of the County.

Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Government Code §65302 requires that general plans spell out the objectives, principles, "standards" and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions, for example, site design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

State Responsibility Areas: Areas of the state in which the financial responsibility for preventing and suppressing fires has been determined by the State Board of Forestry (pursuant to Public Resources Code §4125) to be primarily the responsibility of the State.

Stationary Source Controls: Air pollution abatement techniques applied to non-mobile sources, usually industrial plants or utility facilities.

Streets, Local: (See "Streets, Minor")

Streets, Major: The transportation network that includes a hierarchy of freeways, arterials and collectors to service through traffic.

Streets, Minor: Local streets not shown in the Mobility Element whose primary intended purpose is to provide access to fronting properties.

Streets, Through: Streets that extend continuously between other major streets in the community.

Structure: Anything constructed or erected that requires location on the ground (excluding swimming pools, fences and walls used as fences).

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision"

includes a condominium project as defined in §1350 of the California Civil Code and a community apartment project as defined in §11004 of the Business and Professions Code.

Subdivision Map Act: Section 664 10 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subregional: Pertaining to a portion or a region.

Subsidence: The sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activity, including earthquakes.

Surface Runoff: Excess water that does not percolate into the ground, but travels over the soil surface to the nearest water channel or storm drain. Runoff can carry with it sediment, debris and pollutants.

Sustainability: Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper.

Sustainable Development: Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Telecommunications: Refers to a technological industry that includes telephone service (both local and long distance), wireless, microwave, satellite, cable, video and, with the addition of the computer, transmission of voice, data and video along with sophisticated networks of electronic mail, telecommuting and video conferencing.

Threatened Species: Any species that is likely to become endangered within the foreseeable future. A species of animal or plant is endangered when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease or other factors, or when, although not presently threatened with extinction, the species is existing in such small numbers that it may become endangered if its environment worsens.

Traffic Model: A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses.

Transfer of Development Rights (TDR): Also known as “Transfer of Development Credits”, a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the “donor” site) to another (“receiver”) site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social and aesthetic impacts.

Transit: The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transit, Public: A system of regularly scheduled buses and/ or trains available to the public on a fee-per-ride basis. Also called “Mass Transit”.

Transit-dependent: Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, paratransit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor and those with prior violations in motor vehicle laws.

Transitway: Right-of-way reserved for the exclusive use of rail transit, buses or other high occupancy vehicles.

Transportation Control Measures: Transportation related strategies designed to implement air quality programs.

Transmitted Sound: That portion of sound energy that goes directly through a wall in contrast to the sound that is reflected or diffracted (i.e., bent) over a wall or around the corner of a building.

Transportation Demand Management (TDM): A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking and biking. TDM can be an element of TSM.

Transportation Systems Management (TSM): A comprehensive strategy developed to address the problems caused by additional development, increasing trips and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps and one-way streets.

Travel Demand: The actual usage or projected desire for use of transportation facilities regardless of the capacity of those facilities.

Trip: A one-way journey that proceeds from an origin to a destination via a single mode of transportation. The smallest unit of movement considered in transportation studies. Each trip has one “production end,” (or origin—often from home, but not always) and one “attraction end (destination).”

Trip Generation: The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Truck Route: A path of circulation required for all vehicles exceeding set weight or axle limits. A truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Tsunami: A large ocean wave generated by an earthquake in or near the ocean.

Uniform Building Code (UBC): A national, standard building code that sets forth minimum standards for construction.

Urbanized Area: Urbanized areas are generally characterized by moderate and higher density residential development, commercial development, and/or industrial development, and the availability of public services, such as central water and sewer, an extensive road network, public transit, and other such services (e.g., safety and emergency response).

Urban Design: The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass and design of various urban components and combines elements of urban planning, architecture and landscape architecture.

Utility Corridors: Rights-of-way or easements for utility lines on either publicly or privately-owned property.

Vehicle-Miles Traveled (VMT): A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

View Corridor: The line of sight—identified as to height, width and distance—of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.). The route that directs the viewers attention.

Viewshed: The area within view from a defined observation point.

Watercourse; Channel: Natural or once natural flowing (perennially or intermittently) water including rivers, streams and creeks. Includes natural waterways that have been channelized, but does not include man-made channels, ditches and underground drainage and sewage systems.

Watershed: The total area above a given point on a watercourse that contributes water to its flow. The entire region drained by a waterway or watercourse that drains into a lake or reservoir.

Waterway: (See “Watercourse”)

Wetlands: Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Under a “unified” methodology now used by all federal agencies, wetlands are defined as “those areas meeting certain criteria for hydrology, vegetation and soils.”

Wildlife Corridor: A natural corridor, such as an undeveloped ravine, that is frequently used by wildlife to travel from one area to another.

Zoning: The division of a city or county by legislative regulations into areas or zones that specify allowable uses for real property and size restrictions for buildings within these areas. A program that implements the General Plan.

Los Angeles County General Plan Appendices
Public Review Draft
Text-Only Version 4/5/2011

**LOS ANGELES COUNTY GENERAL PLAN
APPENDICES**

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Appendix A: Land Use Policy Maps

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Appendix B: General Plan Guiding Principles and Planning Areas Framework

I. Development of the General Plan Guiding Principles

The County developed the General Plan Guiding Principles—Smart Growth; Sufficient Community Services and Infrastructure; Strong and Diversified Economy; Environmental Resource Management; and Healthy, Livable and Equitable Communities—to reflect the broadly expressed needs, concerns, and aspirations of County residents and stakeholders. The following issues were identified as important topics to be addressed in the General Plan:

Promote a Strong and Diversified Economy

- Provide a wide range of investment opportunities and job choices so that the County is less vulnerable to the harmful consequences of recessions.
- Provide an adequate supply of land suitable for industry and commerce to ensure a diversified and strong economy.
- Increase training efforts to better prepare the workforce for future industries.

Promote Fiscal, Environmental, and Social Sustainability

- Meet the needs of the current generation without compromising the ability of future generations to meet their needs.
- Encourage practices that maximize user benefit, minimize waste and redundancy, and consistently promote the revitalization, restoration, and enhancement of the built, natural, and social environments.
- Promote the conservation of energy and other valuable natural resources as a basic principle in all planning activities.

Promote Revitalization of Urban Areas

- Direct development opportunities to areas most in need of economic investment.
- Emphasize code enforcement as a means to spur urban redevelopment in economically depressed areas.

Provide Affordable Housing

- Build and maintain a diversity of decent housing at an affordable price.

Provide for Adequate Community Services and Facilities

- Maintain roadways and regulate land uses.
- Provide community services and facilities, such as schools, parks, and libraries that play a significant role in the enrichment of the public consciousness.
- Develop a sense of place for the many neighborhoods within the County.
- Ensure proficient emergency service and infrastructure coverage, such as fire protection and wastewater systems, which are necessary for the health and safety of residents and visitors.
- Increase community services, such as daycare and job training centers.

Promote Multimodal Transportation Alternatives and an Efficient Transportation System

- Maintain and maximize the efficiency of the County highway and road network system by integrating and promoting alternative forms of transportation, such as rail, bus, and biking.
- Improve the freight and highway systems for the safe and efficient movement of goods.
- Protect rural communities and rural lifestyles.
- Maintain the unique character and development patterns of unincorporated rural communities.

Conserve Water and Protect its Quality

- Develop and promote strong conservation efforts and preserve land for the natural recharge of groundwater, which is essential to ensure an ongoing adequate supply of quality water to the County.
- Promote the development of a countywide recycled water system.

Protect the Natural Environment, Natural Resources, and Conserve Open Space

- Maintain and protect natural resources, such as clean air and water, wildlife habitat areas, mineral resource areas, agricultural land, national forest land, parks and open space areas, and recreational areas.
- Preserve open space areas that provide valuable recreational, scenic and biological resources for County residents.
- Acquire open space and limit development in rural areas.
- Address the regional issue of air quality, which is important in maintaining a high quality of life for County residents.

Protect Against Natural and Manmade Hazards

- Create programs to provide current and improved hazard-related information, and strengthen development review procedures and standards.

II. Development of Planning Areas Framework

The Planning Areas Framework for the General Plan was developed using the following sources:

- SCAG subregional boundaries for Los Angeles County;
- Census tract boundaries;
- LAFCO Municipal Service Review Areas;
- City and unincorporated community boundaries;
- Physical and geographic boundaries;
- Stakeholder input; and
- Subregional planning initiatives and planning issues.

Appendix C: Land Use Element Resources

I. Hazard and Environmental Constraints Model

The main purpose of the Hazard and Environmental Constraints Model is to help inform the land use policy direction of future community-based planning initiatives, as well as other land use policies, regulations and procedures. In addition, it is a tool to educate applicants and planners of potential site constraints and regulations.

The model incorporates a classification system that identifies constraints based on level of severity. The classifications identify areas that are constrained due to environmental conditions and/or hazards.

The classes are defined as follows:

- Class I: Land that has minimal environmental constraints and/or hazards.
- Class II: Land that has moderate environmental constraints and/or hazards.
- Class III: Land that has severe environmental constraints and/or hazards.

Figure C.1 is a visual representation of the Hazard and Environmental Constraints Model. The classification system is not cumulative. For example, if an area is part of a Very High Fire Hazard Severity Zone (Class I) and a Significant Ecological Area (Class II), it is mapped as Class II.

Figure C.1: Hazard and Environmental Constraints Model

Table C.1 outlines the constraints incorporated into the model, the classification of these constraints and the source of the data.

Table C.1: Classification and Sources of Constraints

Constraint	Class I	Class II	Class III	Data Source
Natural and Environmental Resources				
100-Year Flood Plain		X		Federal Emergency Management Agency
500-Year Flood Plain	X			Federal Emergency Management Agency
National Forest		X		United States Forest Service
Open Space			X	Los Angeles County Department of Regional Planning, Los Angeles County Assessor's Office, and GreenInfo Network - California Protected Areas Database
Significant Ecological Areas (SEAs)		X		Los Angeles County Department of Regional Planning
<i>Sensitive Environmental Resource Areas (SERAs)</i>				

Environmentally Sensitive Habitat Areas (ESHA)			X	Los Angeles County Department of Regional Planning
Significant Oak Woodlands and Savannahs			X	Los Angeles County Department of Regional Planning
Cold Creek Resource Management Area			X	Los Angeles County Department of Regional Planning
Significant Watersheds			X	Los Angeles County Department of Regional Planning
Wildlife Migration Corridor			X	Los Angeles County Department of Regional Planning
Mineral Resources	X			California Department of Conservation, Division of Mines and Geology
Coastal Zone	X			California Coastal Commission
<i>Scenic Resource Areas</i>				
Scenic Highways		X		California Department of Transportation
Significant Ridgelines	X			Los Angeles County Department of Regional Planning
Agricultural Resource Areas (ARA)		X		Los Angeles County Department of Regional Planning
Hazards				
Dam and Reservoir Inundation Routes	X			California Office of Emergency Services
Tsunami Hazard Areas	X			California Emergency Management Agency, University of Southern California, and the California Geological Survey
Very High Fire Hazard Severity Zone	X			California Department of Forestry and Fire Protection - Fire and Resource Assessment Program
Very High Fire Hazard Severity Zone + 50% Slope		X		California Department of Forestry and Fire Protection - Fire and Resource Assessment Program and Los Angeles County Department of Regional Planning
Airport Influence Areas	X			Los Angeles County Airport Land Use Commission
<i>Seismic Hazards</i>				
Fault Trace			X	California Geologic Survey
Landslide Zone		X		California Geologic Survey
Liquefaction Zone	X			California Geologic Survey
Earthquake Fault Zone			X	California Geologic Survey

Hillside Management Areas: 25% - 49.9%	X			Los Angeles County Department of Regional Planning
Hillside Management Areas: 50% or greater slope		X		Los Angeles County Department of Regional Planning

II. Land Use Legend

Population Density Standards

Government Code Section 65302(a) requires General Plan Land Use elements to contain population density standards for land use categories. Because of the impracticality of regulating population density, this section summarizes the expected average persons per land use category upon General Plan build-out. The population densities are shown on Table C.2. Based on the total housing units possible, using an estimated household size of 3.8 persons per household (2008 California Department of Finance Estimate), the population capacity of this General Plan is estimated to be approximately 1,315,933 persons. Population density of non-residential land use categories can be expressed in terms of employees per acre. The General Plan provides for an estimated 778,801 total employment population upon build-out.

Table C.2: Estimated Population Density

Density Type	Acreage	Density Standard	Estimated Population Density
Residential Population	38,676	3.8 persons per household	1,315,933
Employment Population	11,834	100 persons per acre	778,801
Total	50,510		2,094,735

Residential Population Density

The estimated population density is dependent upon a number of variables. The feasibility of reaching the General Plan's build-out potential is dependent upon the feasibility of redevelopment. Second, while residential population density is determined by the intensity of the General Plan land use category, the zoning code often further reduces the potential capacity through development standards that limit the buildable area on a site. Lastly, environmental constraints on a site may further contribute to the reduced development potential of the site.

The potential residential capacity of the Commercial and Mixed Use Categories should be considered an over-projection, since these areas may be occupied solely by non-residential uses. Furthermore, the realistic capacity of the rural lands should be considered high because the developable area calculated for projects on sites designated Rural Lands uses gross acreage, which includes areas needed for roads and other infrastructure.

Table C.3: Residential Population Density by Land Use Designation

Land Use Designation	Allowable Dwelling Units Per Acre	Total Acreage	Estimated Population Density
Rural Land 1	1	1,154	4,383
Rural Land 2	0.5	127	242
Rural Land 5	0.2	0	0
Rural Land 10	0.1	2,115	804
Rural Land 20	0.05	12,781	2,428
Rural Land 40	0.025	38	4
Residential 2	2	1,462	11,113
Residential 5	5	1,769	33,609
Residential 9	9	14,410	492,831
Residential 18	18	2,497	170,787
Residential 30	30	813	92,641
Residential 50	50	112	21,343
Residential 100	100	5	1,874
Residential 150	150	0	0
General Commercial	50	816	154,977
Major Commercial	150	330	188,380
Mixed Use	150	247	140,517
Rural Mixed Use	5	0	0
Total		38,676	1,315,933

Employment Population Density

The realistic employment population capacity of non-residential uses is dependent upon an average number of employees per acre. Because the land use categories of Rural, Open Space and Residential do not generate significant employment population, these categories were omitted from the analysis. In the same way that this General Plan does not regulate household size, employees per acre is not regulated; the estimated averages are provided for informational purposes only. Table C.4 lists the estimated average employees per gross area, and the estimated population

capacity per land use designation.

Table C.4: Employment Population Density by Land Use Designation

Land Use Designation	Estimated Average Employees Per Acre	Total Acreage	Estimated Population Density
Rural Commercial	25	0	0
General Commercial	100	816	81,567
Major Commercial	300	330	99,148
Mixed Use	300	247	73,956
Rural Mixed Use	25	0	0
Light Industrial	50	1,821	91,053
Heavy Industrial	50	1,702	85,087
Industrial Office	100	41	4,115
Public and Semi-Public	50	6,878	343,876
Total	100 (avg.)	11,834	778,801

Community-Based Plan Land Use Legends

The following section describes the general land use designations for communities with existing community-based plans. Upon the preparation of a community-based plan or update, the General Plan land use legend as shown in the Land Use Element will replace these legends.

In addition to density and FAR requirements, as well as intended uses, some community-based land use designations include requirements such as maximum lot coverage, minimum lot size, maximum carrying capacity, and maximum height limits. Since these tables below provide general descriptions, it is important to reference the adopted community-based plan for more detailed information.

Table C.5: Altadena Community Plan Land Use Legend, Adopted 1986

Land Use	Code	Permitted Density or FAR	Intended Uses
Non-Urban	--	--	Foothill lands including private "in-holdings" in the Angeles National Forest, and subject to Non-Urban hillside management standards.
Estate / Equestrian	--	Max 1 du / 2.5 gross ac.	Very large lot single family residential areas with urban levels of service.
Low Density	--	1-6 du/ gross ac	Common suburban tract residential development.
Low-Medium Density	--	6-12 du/ gross ac	Small lot single family homes, duplexes and small-scale townhouses.
Medium Density	--	12-22 du/ gross ac	Apartments, condominiums and moderate density townhouses.
General Commercial	--	FAR: 1.8	Traditional commercial services including community and neighborhood uses.
Mixed-Use Center	--	FAR: 2.7	Primarily commercial, retail, offices, entertainment uses, restaurants, and multifamily residential.
Business Park	--	FAR: 1.0	Business parks, research and development uses.
Institutions	--	--	All schools, private institutions, churches, hospitals, and government facilities.
Utilities	--	--	Applies to the Southern California Edison 220 KV transmission right-of-way corridor in the San Gabriel Mountain foothills, and existing transformer stations.
Public & Private Recreation	--	--	L.A. County parks and the Altadena Town and Country Club.
Angeles National Forest	--	--	Angeles National Forest.
Miscellaneous	--	--	Cemeteries and associated structures.
Public Streets	--	--	All streets, boulevards, avenues and roads.

Table C.6: Antelope Valley Areawide Plan Land Use Legend, Adopted 1986.

Land Use	Code	Permitted Density or FAR	Intended Uses
Non-Urban 1	N-1	0-0.5 du/gross ac	Residential development.
Non-Urban 2	N-2	0-1.0 du/gross ac	Residential development.
Urban 1-1/2	U-1 1/2	0-2.0 du/gross ac	Residential development.
Urban 1	U-1	0-3.3 du/gross ac	Residential development.
Urban 2	U-2	0-6.6 du/gross ac	Residential development.
N/A	U-2-D	--	Selected areas in Quartz Hill are designed as U-2 (D) and require adherence to stated specific development criteria as a condition of being allowed to develop at the highest density.
Urban 3	U-3	0-15.0 du/gross ac	Residential development.
N/A	U-3-D	--	Selected areas in Quartz Hill are designated as U-3 (D) and require adherence to stated specific development criteria as a condition of being allowed to develop at the highest density.
Urban 4	U-4	15.1 + du/gross ac	Residential development.
Community Commercial	C	--	Generally serves several adjoining neighborhoods. Typical uses include supermarkets, drug stores, small clothing stores, hardware stores, specialty shops, restaurants, banks.
Industrial	--	--	Light, medium, and heavy industrial uses with service commercial.
Airport	--	--	Uses include a full range of airport uses, agriculture, industrial and commercial uses appropriate to airports, recreational uses, and other appropriate public and semi-public uses.
Public Facilities	--	--	Schools, hospitals, fire and police stations, and civic facilities.

Open Space	--	--	Lands under public or private ownership that are essentially free of structures and roads and are projected to be maintained in an open or natural state. Open Space is separated into three major categories: Public, Private and Angeles and Los Padres National Forest.
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Table C.7: East Los Angeles Community Plan Land Use Legend, Adopted 1988.

Land Use	Code	Permitted Density or FAR	Intended Uses
Low-Density Residential	--	Max 8 du/net ac	Areas suited for single family housing on moderately sized lots in flat terrain and larger lots in hilly areas.
Low-Medium-Density Residential	--	Max 17 du/net ac	Areas suited for predominantly single family housing, duplex and townhouse development on moderately sized lots with some low-rise garden apartments on consolidated lots.
Medium-Density Residential	--	Max 30 du/net ac	Areas suited for apartments and other multifamily housing, generally not exceeding three stories in height.
Community Commercial	--	Max lot coverage: 90%	Areas with mostly small businesses in centers or along strips. These businesses are basically oriented to serve surrounding neighborhoods and have little regional attraction.
Major Commercial	--	Max lot coverage: 90%	Areas containing mixtures of small and large businesses in major areas.
Commercial / Residential	--	Max lot coverage: 90% Max 30 du/net ac	Areas containing mixtures of commercial and residential uses. The commercial uses permitted within this category are primarily neighborhood commercial.
Commercial / Manufacturing	--	Max lot coverage: 90%	Areas containing businesses mixed with small warehousing, light manufacturing, assembly plants, wholesaling, and other uses that do not generate large amounts of traffic, noises, congestion or odors.
Industrial	--	--	Areas suitable for large-scale industrial uses such as heavy manufacturing, large warehouses, and research and development.
Schools	--	--	Elementary, secondary and special education facilities.
Parks / Open Space	--	--	Public parks and utility rights-of-way kept in open space.
Public Buildings	--	--	Administrative headquarters and other governmental facilities, including neighborhood centers.

Hospitals	--	--	Publicly and privately owned.
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Table C.8: Hacienda Heights Community Plan Land Use Legend, Adopted 1978.

Land Use	Code	Permitted Density or FAR	Intended Uses
Non-Urban 1	N1	0-0.2 du/gross ac	Low density non-urban residential, including rural recreational or agricultural uses, characterized by single family dwellings.
Non-Urban 2	N2	0.3-1.0 du/gross ac	Non-urban residential characterized by single family dwellings on one acre or larger parcels
Urban 1	U1	1.1-3.2 du/gross ac	Very low density, large lot and urban hillsides residential development.
Urban 2	U2	3.3-6.0 du/gross ac	Urban low density residential areas characterized by single family tract development.
Urban 3	U3	6.1-12.0 du/gross ac	Urban residential areas characterized by small lot single family residences or duplexes, triplexes, and townhouses.
Urban 4	U4	12.1-22.0 du/gross ac	Urban multiple residential areas characterized by low rise apartment development.
Urban 5	U5	22.1-35.0 du/gross ac	Highest density residential classification characterized by medium and high rise apartment development.
Commercial	--	--	Retail commercial, service, and office uses.
Industrial	--	--	Manufacturing, warehousing, and heavy commercial uses.
Open Space	--	--	Parks, riding and hiking trails, passive recreation, scientific study, sanitary landfills, and utility easements.

Table C.9: Marina del Rey Land use Plan Land Use Legend, Adopted 1996.

Land Use	Code	Permitted Density or FAR	Intended Uses
Residential III	--	Max 35 du/net ac	Medium density multifamily residential development.
Residential IV	--	Max 45	Medium-high density multifamily residential development.

		du/net ac	
Residential V	--	Max 75 du/net ac	High density, multifamily residential development.
Hotel	--	--	Hotels and motels.
Visitor-Serving Commercial	--	--	Dining facilities, retail and personal services, and youth hostels.
Office	--	--	General offices, professional offices, and financial institutions.
Boat Storage	--	--	Public and commercial boat launching and storage including public parking, ramps and associated launching hoists, dry boat storage, boat rentals, etc.
Marine Commercial	--	--	Coastal-related or coastal-dependent uses associated with operation, sales, storage and repair of boats and marine support facilities.
Parking	--	--	Parking lots and parking structures open to the public.
Public Facility	--	--	Public uses and facilities other than roads, including libraries, museums, harbor administration, public utilities, police and fire facilities.
Open Space	--	--	Recreational uses including open viewing areas, promenades, bikeways, beaches, parks, picnic facilities, nature centers, and associated surface parking and landscaping.
Water	--	--	Recreational uses, wet boat slips, docking and fuel of boats, flood control, and light marine commercial.

Table C.10: Rowland Heights Land Use Legend, Adopted 1981

Land Use	Code	Permitted Density or FAR	Intended Uses
Non-Urban 1	N1	0-0.2 du/gross ac	Low density non-urban residential, rural, recreational or agricultural, single family detached dwellings.
Non-Urban 2	N2	0.3-1.0 du/gross ac	Non-urban residential, rural or agricultural, single family detached dwellings.
Urban 1	U1	1.1-3.2 du/gross ac	Urban very low density (hillside residential), large lot residential, single family detached dwellings.
Urban 2	U2	3.3-6.0	Urban low density residential, single family tract development.

		du/gross ac	
Urban 3	U3	6.1-12.0 du/gross ac	Urban low/medium density residential, small lot single family residences, duplexes, triplexes, townhouses, and condominiums.
Urban 4	U4	12.1-22.0 du/gross ac	Urban medium density residential townhouses, condominiums, and apartments.
Urban 5	U5	22.1-35.0 du/gross ac	Urban high density residential condominiums and apartments.
Commercial	--	--	Retail commercial, service, and office uses.
Industrial	--	--	Manufacturing, warehousing, and heavy commercial uses.
Open Space	--	--	Recreation, hiking and equestrian trails, agriculture, scientific study, utility easements, and mineral and oil extraction.

Table C.11: Santa Catalina Island Local Coastal Plan, Adopted 1983

Land Use	Code	Permitted Density or FAR	Intended Uses
Santa Catalina Island Land Use (areas outside of Two Harbors)			
Open Space / Structured Recreation	--	--	--
Conservation / Primitive Recreation	--	--	--
Extractive Use	--	--	--
Industrial / Transportation / Utilities	--	--	--
Residential	--	Max 22 du/ac	--
Two Harbors Land Use			
Conservation / Recreation	--	--	--

Open Space / Recreation	--	--	--
View Corridor / Public Use	--	--	--
Lodges / Inns	--	--	--
Commercial	--	--	--
Marine Commercial	--	--	--
Residential	--	Max 19 du/ac	--

Table C.12: Santa Clarita Valley Area Plan Land Use Legend, Adopted 1990

Land Use	Code	Permitted Density or FAR	Intended Uses
Non-Urban 1	N1	Max. 0.5 du/gross ac	Residential development.
Non-Urban 2	N2	0.5-1.0 du/gross ac	Residential development.
Urban 1	U1	1.1-3.3 du/gross ac	Residential development.
Urban 2	U2	3.4-6.6 du/gross ac	Residential development.
Urban 3	U3	6.7-15.0 du/gross ac	Residential development.
Urban 4	U4	15.1-40 du/gross ac	Residential development.
Community Commercial	--	--	Generally serves several adjoining neighborhoods, supermarkets, drug stores, small clothing stores, hardware stores, specialty shops, restaurants, banks.
Regional Commercial	--	--	Such a center would serve a market area of many square miles. Potentially included would be several major department stores and supporting clothing and service stores, automobile center, hotels, and other like facilities.

Resort Recreation	--	--	Commercial facilities and light industrial uses such as recreational vehicle storage and boat repair oriented to the recreation activities or traveling needs of the public. These may be public or private.
Industrial	--	--	Light, medium, and heavy industrial uses with service commercial.
Public Service Facilities	--	--	Schools, hospitals, fire and police stations, and civic facilities.
Open Space	--	--	Lands under public or private ownership that are essentially free of structures and roads and are maintained in an open or natural state. Open Space is separated into three major categories: Public, Private and Angeles and Los Padres National Forest.
Special Management Areas	--	--	Special land use classification for lands with unique characteristics. Non-urban hillside areas, flood management areas, Significant Ecological Areas, noise impact management areas.

Table C.13: Santa Monica Mountains North Area Plan Land Use Legend, Adopted 2000

Land Use	Code	Permitted Density or FAR	Intended Uses
Open Space	OS	--	Conservancy lands, private parks, nature preserves, wildlife habitats, drainage easements, and cemeteries.
Parks	OS-P	--	Public parks, including federal, state and county parks.
Deed Restricted	OS-DR	--	Privately-owned lands which are deed restricted to remain in permanent open space.
Water	OS-W	--	Water bodies dedicated to an open space use.
Mountain Lands 5	N5	Max 1 du/5 gross ac	Low density single family housing, agriculture, equestrian uses, retreats, monasteries, private campgrounds, B & B's, public and private schools, water tanks, telecommunications facilities, and other local serving commercial and public facilities.
Mountain Lands 10	N10	Max 1 du/10 gross ac	Low density single family housing, agriculture, equestrian uses, retreats, monasteries, private campgrounds, B & B's, public and private schools, water tanks, telecommunications facilities, and other local serving commercial and public facilities.
Mountain Lands 20	N20	Max 1 du/20 gross ac	Low density single family housing, agriculture, equestrian uses, retreats, monasteries, private campgrounds, B & B's, public and private schools, water tanks, telecommunications facilities, and other local serving commercial and public facilities.
Rural Residential 1	N1	Max 1 du/gross	Low density single family detached housing. Other uses that may be appropriate include: agriculture, equestrian, retreats, monasteries, private camp grounds, B & B's, low intensity conference centers, public and private schools and telecommunications facilities and other local service public

		ac	facilities.
Rural Residential 2	N2	Max 1 du/2 gross ac	Low density single family detached housing. Other uses that may be appropriate include: agriculture, equestrian, retreats, monasteries, private camp grounds, B & B's, low intensity conference centers, public and private schools and telecommunications facilities and other local service public facilities.
Residential 2	U2	Max 2 du/net ac	Single family detached and attached dwellings, including large lot estates, typical suburban tracts, small lot single family residences, and townhouses, as appropriate to the designated maximum density of land.
Residential 4	U4	Max 4 du/net ac	Single family detached and attached dwellings, including large lot estates, typical suburban tracts, small lot single family residences, and townhouses, as appropriate to the designated maximum density of land.
Residential 8	U8	Max 8 du/net ac	Single family detached and attached dwellings, including large lot estates, typical suburban tracts, small lot single family residences, and townhouses, as appropriate to the designated maximum density of land.
Commercial	C	FAR: 0.5	General shopping and commercial service needs of area residents and workers, as well as the needs of highway users and tourists.
Commercial Recreation – Limited Intensity	CR	FAR: 0.3	Low intensity uses and facilities adjacent to areas designated as Mountain Lands or Rural Residential.
Public and Semi-Public Facilities	P	--	Public and quasi-public agencies, including landfills, probation camps, educational facilities, and public service facilities.
Transportation Corridor	TC	--	Principal uses include freeways, transit stations, and commuter and freight rail lines.
Specific Plan	SP	--	Specific Plan areas.
SEA Overlay	SEA	--	SEA Overlay provides areas for the preservation of natural resources.

Table C.14: Walnut Park Neighborhood Plan Land Use Legend, Adopted 1987

Land Use	Code	Permitted Density or FAR	Intended Uses
Neighborhood Preservation I	--	--	Residences, single family detached.
Neighborhood Preservation II	--	--	Residences, single family detached and two family.
Neighborhood Revitalization	--	Max 30 du/ac	Residences, single family detached, two family, and multifamily

Residential / Parking	--	--	Alternate single family detached.
General Commercial	--	--	Services and sales.
Office Commercial	--	--	Professional offices.
Mixed Commercial	--	--	Services and sales, or services and sales in conjunction with residential.
Public Use / Institutional	--	--	Public buildings and institutions.

Table C.15: West Athens-Westmont Neighborhood Plan Land Use Legend, Adopted 1989

Land Use	Code	Permitted Density or FAR	Intended Uses
Single Family Residence	RD 2.3	Max 8 du/ac	--
Two Family Residence	RD 3.1	Max 17 du/ac	--
Medium Density Bonus	RD 3.2	Max 30 du/ac	--
Senior Citizen Density Bonus	--	Max 50 du/ac	--
Neighborhood / Commercial	C.3	--	--
Community Commercial	C.2	--	--
Regional Commercial	C.1	--	--
Commercial Manufacturing	C.4	--	--
Public/Quasi-Public Use	PL.1	--	--
Recreation / Open Space	OS.1	--	--

Commercial Recreation	--	--	--
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III. Land Use Policy Map

Map Conversion Methodology

Conversion to Digitized and Parcel-Based Land Use Policy Map

The 1980 General Plan land use policy map generalizes land use designations, and functions as a framework for the development of more detailed area and community plans (see page 21 and 22 of the 1980 Land Use Element). In developing parcel-specific maps for the general Plan Update, it is necessary to examine every community at a parcel level to verify that the General Plan land use designations are appropriate.

The conversion to parcel-based land use maps began in 1997, with creating base maps of all the unincorporated County areas using the parcel patterns from County zoning maps as a guide to make the line work more accurate. In 2004 and 2005, the General Plan and GIS sections reviewed the digitized, parcel-based maps and fixed discrepancies. In addition, staff edited the maps and made sure any amendments to any land use maps were reflected.

Figure C.2 is a snapshot of an unincorporated County community from the 1980 General Plan Land Use Policy Map. Figure C.3 is a digitized version of the same snapshot overlaid on a parcel base map.

Figure C.2: 1980 General Plan Land Use Map Snapshot

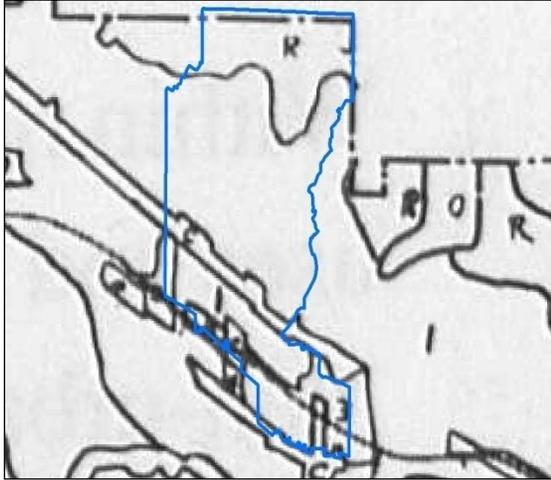


Figure C.3: GIS Digitized Version of the 1980 General Plan Land Use Map



The two figures below, Figure C.4 and C.5, provide a final illustration of the land use map conversion process. Figure C.4 is a snapshot of the adopted 1980 General Plan land use map. Figure C.5 represents the fully converted, GIS-driven and parcel specific land use maps.

Figure C.4: 1980 General Plan Land Use Map

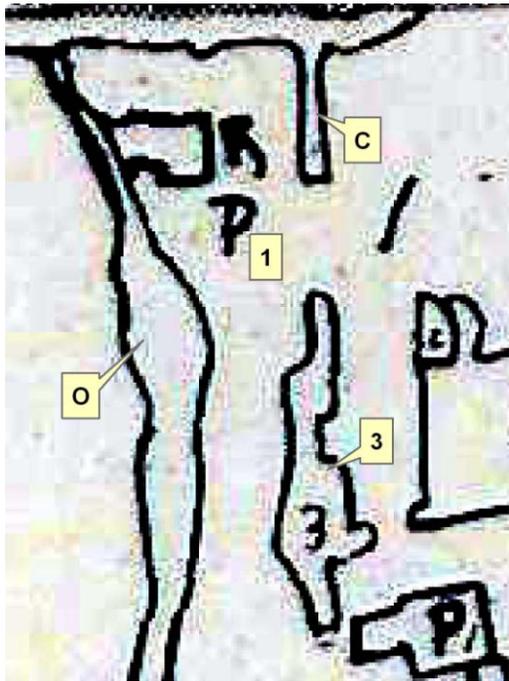
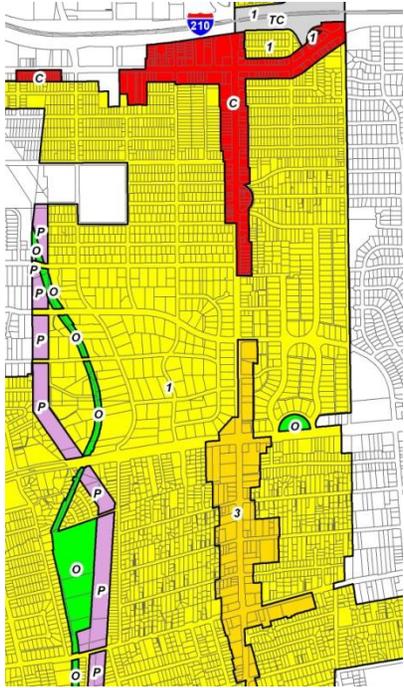


Figure C.5: Current Department Land Use Map



Additional Refinements

In 2010, the staff further refined the converted Land Use Policy Map using the approach outlined in the 1980 General Plan to determine land uses for areas not covered by an area or community plan.

Objectives

- Reduce the inconsistencies between zoning and land use designations;
- Eliminate and discourage spot zoning;
- Reduce conflicts between adjacent uses;
- Reflect existing land use trends and/or envision future trends; and

- Eliminate unnecessary split-zoning/land use designations.

Factors considered

- Parcelized 1980 map (GIS-Net) and proposed land use designation of subject property;
- Existing zoning of subject property;
- Existing uses and densities (if residential) on subject property;
- Year built/established;
- Surrounding land use designation and zoning;
- Surrounding existing uses and densities (if residential);
- Plan amendments and/or zone changes;
- Recent approvals/projects under construction on subject property; and
- Other cities' spheres of influence.

Policy Map Changes

Transit Oriented Districts

The TOD boundaries are delineated on the Land Use Policy Map as half-mile radii from the Metro Line stations within, or adjacent to, unincorporated areas. The General Plan establishes or expands 11 TODs, as discussed in the Land Use Element.

Where not covered by an existing community-based plan, and where appropriate, the staff designated the commercial corridors within the TODs to Mixed Use MU, which allows multifamily, commercial and mixed uses at residential densities ranging from 0-150 du/ac and commercial uses at a maximum of FAR 3.0.

Density, intensity, design and infrastructure improvements in the TODs will be regulated through Station Area Plans to be prepared following General Plan adoption. Basic development standards will be reflected in an updated TOD ordinance.

Industrial Area Preservation and Conflicts

The staff made land use changes based on the industrial land analysis (see Appendix J). In some instances the recommended Employment Protection Districts differ from the boundaries identified on the land use policy maps. The recommended boundaries were refined as part of the land use mapping process, and therefore, may not be identical in every case. In addition, in some instances, instead of identifying an area as a Flex District, as recommended by the industrial lands study, the area was re-designated on the land use policy map to commercial to reflect the existing land uses. In other instances, the area was designated industrial and identified as a Flex District on the Opportunity Areas maps. Furthermore, the Flex Districts identified on the Opportunity Areas maps are conceptual in nature and not parcel specific. Lastly, some of the recommendations apply to

areas covered by a community-based plan. These recommendations will be reviewed at the time of the community-based plan update.

The staff also studied areas that are appropriate for heavy industrial uses, based on existing uses, zoning and additional research conducted by LAEDC. The staff designated most of the areas zoned for heavy industrial as IH Heavy Industrial, as well as sites with major industrial uses with noxious impacts, such as oil refineries.

Hillside Management Areas and Environmental Constraints

Using the Hazard and Environmental Constraints model, and existing and surrounding uses, the staff made land use changes to a limited number of hillsides and other areas with environmental constraints.

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Appendix D: Mobility Element Resources

I. Highway Plan Amendments

Table D.1: Los Angeles County Highway Plan Amendments – South Map

	Roadway	From	To	Action
West County				
1.	Thousand Oaks Blvd.	Kanan Rd.	Cheseboro Rd.	Delete Major Hwy.
2.	Thousand Oaks Blvd.	LA County Line	Calabasas City Line	Delete Major Hwy.
3.	Driver Ave.	Calabasas City Line	Calabasas City Line	Delete Secondary Hwy.
4.	Driver Ave.	Agoura Hills City Line	Agoura Hills City Line	Delete Secondary Hwy.
5.	Driver Ave.	Agoura Hills City Line	Lost Hills Rd.	Delete Secondary Hwy.
6.	Chesebro Rd.	Agoura Hills City Line	Agoura Hills City Line	Delete Secondary Hwy.
7.	Chesebro Rd.	Thousand Oaks Blvd.	Agoura Rd./U.S. 101	Delete Secondary Hwy.
8.	Liberty Canyon Rd.	Driver Ave.	Canwood/U.S. 101 On-Ramp	Delete Major Hwy.
9.	Lost Hills Rd.	U.S. 101 On-Ramp	Terminus	Delete Major and Secondary Hwy.
10.	Parkway Calabasas Rd.	Las Virgenes Rd.	Park Granada	Delete Parkway
11.	Parkway Calabasas Rd.	Park Granada	Calabasas Rd.	Reclass to Major Hwy.

12.	Temescal Canyon Rd.	Mulholland Dr.	Sunset Blvd.	Delete Proposed Major Hwy.
West County (continued)				
13.	Sullivan Canyon Rd.	Mulholland Dr.	Sunset Blvd.	Delete Proposed Major Hwy.
14.	Oxnard St.	Louise Ave.	San Diego Fwy	Delete Proposed Secondary Hwy.
15.	Foreman Ave	Burbank City Line	Valley Spring Ln.	Delete Secondary Hwy.
16.	Forest Lawn extension (proposed)	Lankershim Blvd/ Cahuenga Blvd.	Los Angeles City Line	Delete Major Hwy.
17.	San Fernando Rd.	Burbank Rd.	Magnolia Blvd.	Delete Major Hwy.
Marina Del Rey				
1.	Admiralty Way	Via Marina	Fiji Way	Reclass to Major Hwy.
2.	Admiralty Way	Fiji Way	Culver Blvd extension (proposed)	Reclass to Proposed Major Hwy.
3.	Admiralty Way	Culver Blvd extension (proposed)	Jefferson Blvd.	Add Proposed Major Hwy.
4.	Marina Expressway SR 90 extension	Marina Expressway terminus	Admiralty Way	Add Proposed Expressway
5.	Lincoln Blvd.	Washington Blvd.	Los Angeles City Line	Reclass Parkway to Major Hwy.
6.	Culver Blvd.	Jefferson Blvd.	Playa Vista	Add Proposed Major Hwy.
7.	Fiji Way	Lincoln Blvd.	South terminus	Add Proposed Parkway
8.	Via Marina	Washington Blvd.	Old Harbor Ln.	Reclass to Parkway
9.	Via Marina	Washington Blvd.	Old Harbor Ln.	Realign Via Marina/Admiralty Intersection

South County				
1.	Del Amo Blvd.	Maple St.	Crenshaw Blvd.	Add Proposed Major Hwy.
2.	Del Amo Blvd.	Denker Ave.	Vermont Ave	Add Proposed Major Hwy.
3.	Del Amo Blvd.	SR 405	Avalon Blvd.	Show Existing Secondary Hwy.
4.	Alameda St.	Compton City Line	Artesia Blvd.	Add Proposed Major Hwy.
5.	Alameda St.	Compton City Line	Santa Fe Ave.	Reclass to Proposed Major Hwy.
6.	Alameda St.	Santa Fe Ave.	Del Amo Blvd.	Delete Secondary Hwy.
7.	Alameda St.	Del Amo Blvd.	Dominguez St.	Delete Secondary Hwy.
East County				
1.	Mountaineer Rd.	Grand Ave.	Via Verde	Delete Proposed Major and Secondary Hwy.
2.	Bonita Ave.	Temple Ave.	terminus	Delete Proposed Major Hwy.
3.	7 th Ave.	Los Robles Ave.	Turnbull Canyon Rd./ Vallecito Dr.	Delete Proposed Major Hwy.
4.	Turnbull Canyon Rd. / Vallecito Dr.	Whittier City Line	Vallecito Dr./Camino Del Sur	Delete Proposed Major and Secondary Hwys.
5.	Turnbull Canyon Rd.	Painter Ave.	Whittier City Line	Delete Proposed Major Hwy.
6.	Hadley St.	Painter Ave.	Colima Rd.	Delete Existing Secondary Hwy.
7.	Hacienda Blvd.	La Habra Heights City Line	LA County Line	Reclass to Limited Secondary Hwy.

8.	Azusa Ave./Fullerton Rd.	Colima Rd.	Harbor Blvd.	Delete Existing and Proposed Major Hwys.
East County (continued)				
9.	Fullerton Rd.	Harbor Blvd.	La Habra Heights City Line	Delete Secondary Hwy.
10.	Fullerton Rd.	Azusa Ave	La Habra Heights City Line	Delete Secondary Hwy.
11.	Foster Rd.	La Mirada Blvd.	LA County Line	Delete Proposed Major Hwy.

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Table D.2: Los Angeles County Highway Plan – North Map

	Roadway	From	To	Action
West Antelope Valley				
1.	Elizabeth Lake Rd	Johnson Rd	Portal Pass Rd	Reclass Prop. Major Hwy to Major Hwy
2.	San Fransisquito Cyn Rd	Elizabeth Lake Rd	Angeles NF Boundary	Add Secondary Hwy
3.	Amargosa Creek Rd	Johnson Rd	Portal Pass Rd	Delete Proposed Secondary Hwy
4.	Portal Pass Rd	Elizabeth Lake Rd	Ritter Ranch Rd	Delete Proposed Secondary Hwy
5.	Ritter Ranch Rd	Portal Pass Rd	Bouquet Canyon Rd	Delete Proposed Secondary Hwy
6.	Bouquet Canyon Rd	Elizabeth Lake Rd	Palmdale City Line	Realign Secondary Hwy
7.	City Ranch Rd	20 th Street W	Palmdale City Line	Add Secondary Hwy
East Antelope Valley				
1.	40 th Street E	Avenue N-8	NE to 45 th Street E/ Ave. N	Delete proposed Major Hwy
2.	50 th Street E	Avenue K-4	Avenue L	Reclass Major Hwy to Expressway
3.	70 th Street E	Lancaster City Line	Avenue K-8	Reclass Secondary Hwy to Major Hwy
4.	70 th Street E	Avenue K-12.	Avenue L	Reclass Secondary Hwy to Major Hwy
5.	100 th Street E	Avenue J	Avenue J-8	Add Limited Secondary Hwy
6.	100 th Street E	Lancaster City Line	Avenue L	Add Limited Secondary Hwy

East Antelope Valley (continued)				
7.	120 th Street E	Avenue L	Avenue Q	Add Expressway
8.	Avenue H	Division St	40 th Street E	Reclass Major Hwy to Expressway
9.	Avenue L	40 th Street E	45 th Street E	Reclass Secondary Hwy to Expressway
10.	Avenue L	50 th Street E	80 th Street E	Reclass Secondary Hwy to Expressway
11.	Avenue L	90 th Street E	102 nd Street E	Add Expressway
12.	Avenue L	107 th Street E	120 th Street E	Add Expressway
13.	Avenue P-8,	120 th Street E	128 th Street E	Show as Expressway-High Desert Corridor
14.	Avenue P-8, Prop. HDC	128 th Street E	SE to Palmdale Blvd. Longview	Add Expressway
15.	Palmdale Blvd, Prop. HCD	Longview Rd	LA County Line	Show as Expressway
16.	Avenue Q	60 th Street E	75 th Street E	Add Major Hwy
17.	Avenue Q	80 th Street E	90 th Street E	Add Major Hwy
18.	Avenue Q	90 th Street E	120 th Street E	Add Secondary Hwy
Santa Clarita Valley				
1.	Castaic Rd.	Ridge Route Rd.	City of Santa Clarita line	Delete Proposed Secondary Hwy
2.	Hasley Canyon Rd.	Castaic Rd (proposed)	Northbound ramp for I-5	Delete Major Hwy
3.	The Old Rd.	Hasley Canyon Rd.	Middleton Ln.	Reclass Major Hwy to Secondary Hwy

Santa Clarita Valley (continued)				
4.	San Fransisquito Cyn/McBean Pkwy. exten.	Copper Hill Dr.	Angeles NF boundary	Reclass to Limited Secondary Hwy
5.	Unnamed Proposed 2 nd Hwy	Long Canyon Rd.	State Route 126	Delete Secondary Hwy
6.	Vasquez Canyon Rd.	Bouquet Canyon Rd.	Sierra Hwy	Reclass Major Hwy to Secondary Hwy
7.	Cruzen Mesa Rd.	Whites Canyon Rd.	Sierra Hwy	Delete Limited Secondary Hwy
8.	Whites Canyon Rd.	Plum Canyon Rd.	Santa Clarita City line	Add Proposed Major Hwy
9.	Sand Canyon Rd.	Sierra Hwy	Santa Clarita City line	Realign Proposed Major Hwy
10.	Sand Canyon Rd.	Lost Canyon Rd.	Santa Clarita City line	Delete Major Hwy in Santa Clarita city
11.	Lost Canyon Rd.	Santa Clarita City line	Woodfall Rd.	Reclass to Proposed Secondary Hwy
12.	Lost Canyon Rd.	Woodfall Rd.	Jakes Way	Reclass Major Hwy to Secondary Hwy
13.	Lost Canyon Rd.	Jakes Way	Canyon Park Blvd.	Realign Proposed Major Hwy

II. County Shuttles

Athens Shuttle Service

Days and Hours of Service: Monday through Friday from 7 a.m. to 6 p.m. and on Saturday from 9 a.m. to 6 p.m.

Service Frequency: 30 minutes. One-directional shuttle traveling throughout the community along a circular loop.

Fare Structure: The cash fare is \$0.25 per trip. We will also accept as paid fare all Metro Passes and EZ Passes. Also seniors (ages 60 and over), children under age five and persons with disabilities are able to ride for free.

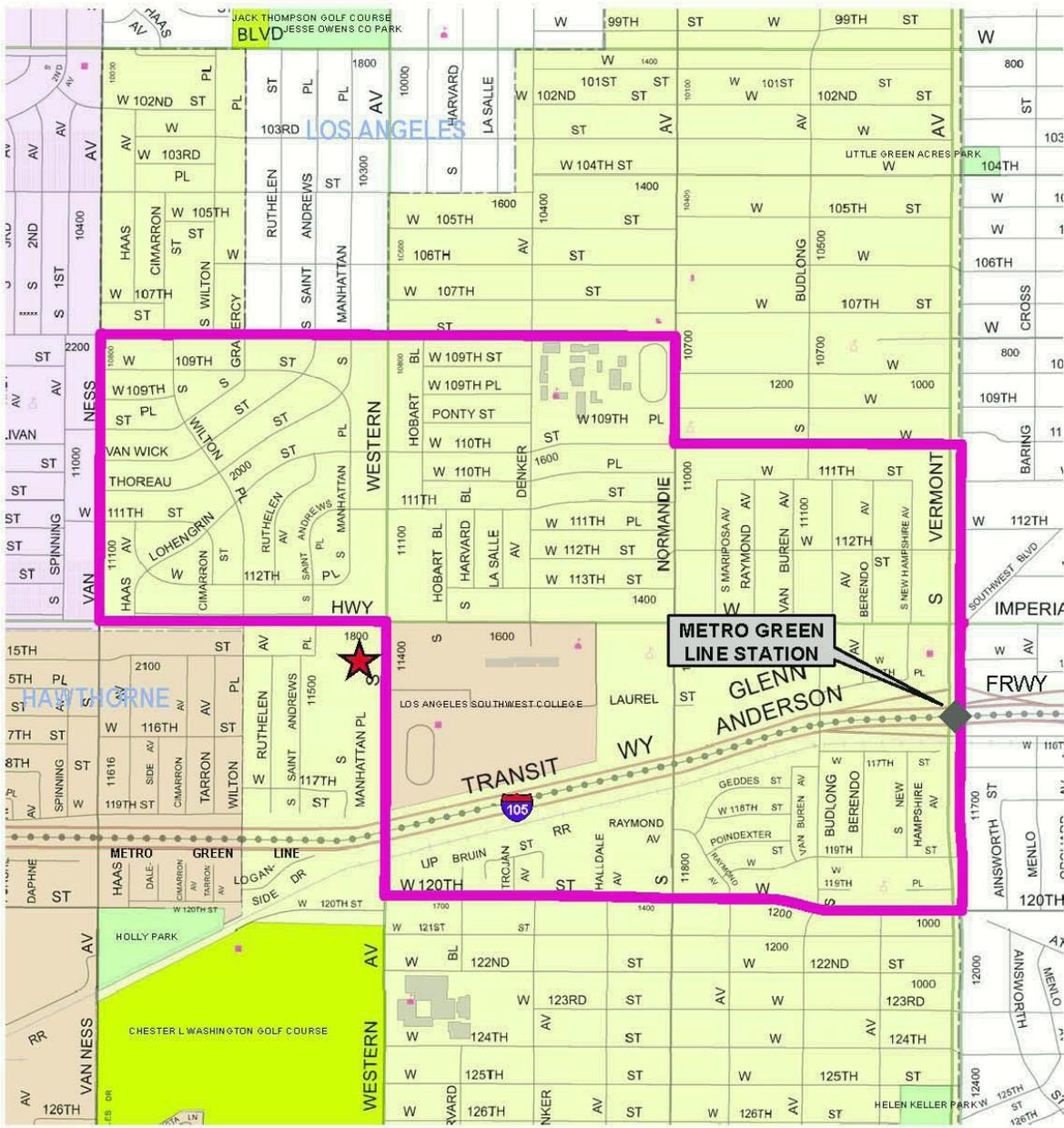
Number of Service Vehicles: One cutaway bus service vehicle

Key Destinations Served:

- Metro Rail Vermont Green Line Station
- Southwest College
- Washington High School
- County Department of Public Social Services

Figure D.1: Athens Shuttle Service Route

ATHENS SHUTTLE




DEPARTMENT OF PUBLIC WORKS
900 S. Fremont Ave.
Alhambra, CA 91803
Survey/Mapping & Property Management Division
Mapping & GIS Services



FOOD FOR LESS SHOPPING PLAZA



SHUTTLE ROUTE



TO PAGE 103, 104

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REF:\pwnas\1mpm\gis\MPM\GIS\projects\mpm\wk_sd2\Athens_LASW\College_shuttle.mxd DATE: 06/16/10

Lennox Community Shuttle Service

Days and Hours of Service: Monday through Friday from 7 a.m. to 6 p.m. and on Saturday from 9 a.m. to 6 p.m.

Service Frequency: 30 or 60 minutes (pending final alignment and stops). Circular loop from Lennox Park traveling first in one direction from end to end, and then traveling in the opposite direction from end to end.

Fare Structure: The cash fare is \$0.25 per trip. We will also accept as paid fare all Metro Passes and EZ Passes. Also seniors (ages 60 and over), children under age five and persons with disabilities are able to ride for free.

Type of Service Vehicles: 16-passenger (with side seating) cutaway bus

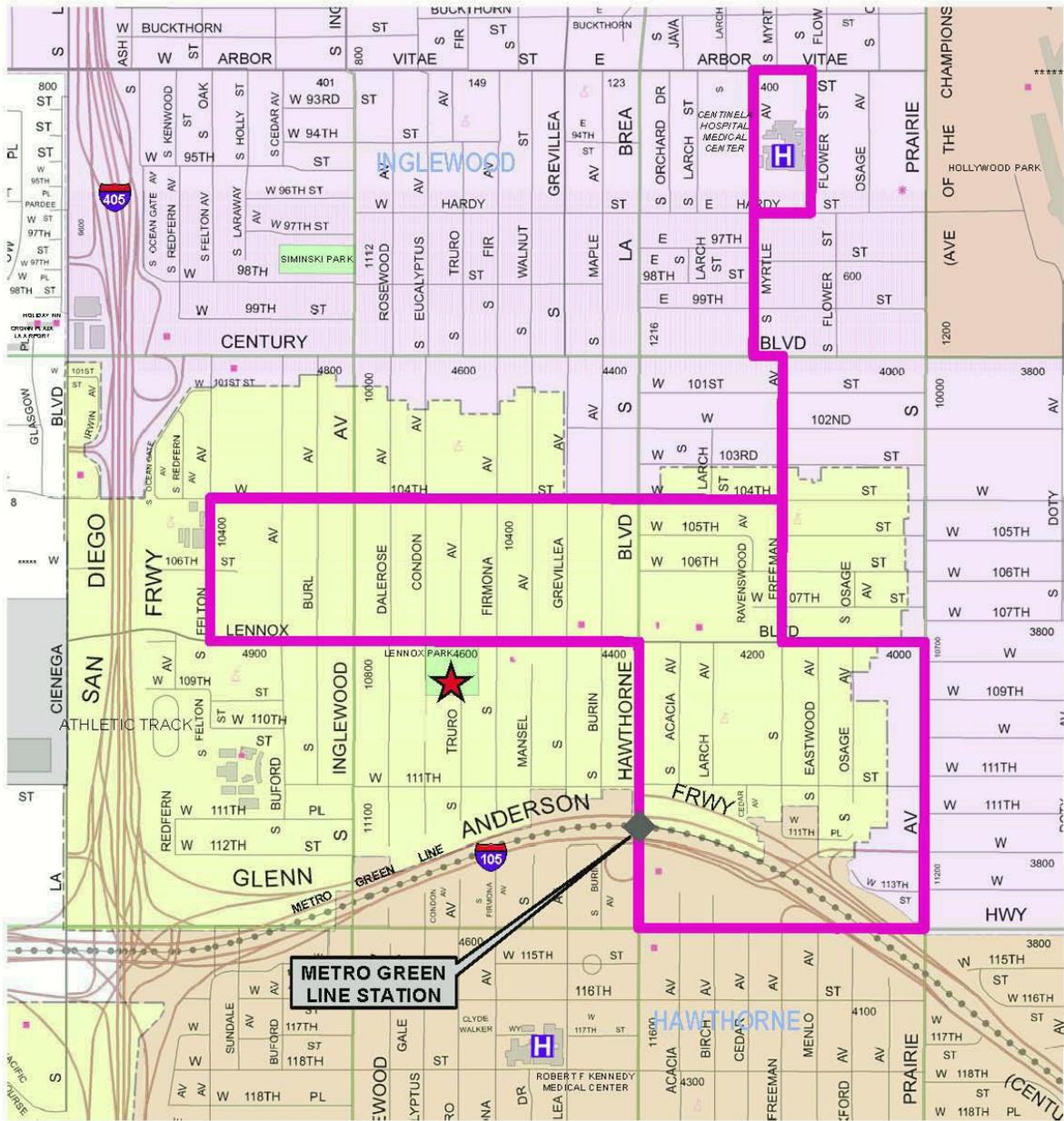
Number of Service Vehicles: One cutaway bus service vehicle

Key Destinations Served:

- Lennox County Park
- Metro Rail Hawthorne Green Line Station
- Lennox County Library Branch
- Post Office
- Sheriff Station
- Centinela Hospital
- Felton Elementary School
- Jefferson Elementary School

Figure D.2: Lennox Shuttle Service Route

LENNOX SHUTTLE



	<p>DEPARTMENT OF PUBLIC WORKS 900 S. Fremont Ave. Alhambra, CA 91803</p> <p>Survey/Mapping & Property Management Division Mapping & GIS Services</p>	 <p>LENNOX COUNTY PARK</p>	 <p>SHUTTLE ROUTE</p>	 <p>TO PAGE TWO</p>
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Willowbrook Community Shuttle Service

Days and Hours of Service: Monday through Friday from 7 a.m. to 6 p.m. and on Saturday from 9 a.m. to 6 p.m.

Service Frequency: Route A: 30 minutes, Route B: 60 minutes. One-directional loop.

Fare Structure: The cash fare is \$0.25 per trip. We will also accept as paid fare all Metro Passes and EZ Passes. Also seniors (ages 60 and over), children under age five and persons with disabilities are able to ride for free.

Type of Service Vehicles: 18-passenger (with side seating) trolley buses

Number of Service Vehicles: Two trolley bus service vehicles

Key Destinations Served:

Route A:

- Mona Park
- Hahn's Shopping Plaza
- Martin Luther King Medical Center
- Drew Medical University
- Cesar Chavez Alternative School
- King-Drew Magnet High School
- Willowbrook Middle School
- Jefferson Elementary School
- Anderson Elementary School

Route B:

- Sibrie Park
- Athens Park
- Carver Park
- Magic Johnson County Recreation Area
- Food 4-Less Shopping Center (Rosecrans Ave and Central Ave)
- Vons Grocery (El Segundo Blvd and Avalon Blvd)
- Hahn's Shopping Plaza
- U.S. Post Office (Avalon Blvd and 120th Street)
- Willowbrook Senior Center
- Willowbrook Field Office for Supervisorial District 2
- County Library (Black Resource Center)
- Watts-Willowbrook Boys and Girls Clubs
- Metro Rail Avalon Green Line Station
- Martin Luther King Medical Center
- Drew Medical University
- Cesar Chavez Alternative School
- King-Drew Magnet High School
- Centennial High School
- Willowbrook Middle School
- Vanguard Middle School

- Carver Elementary School

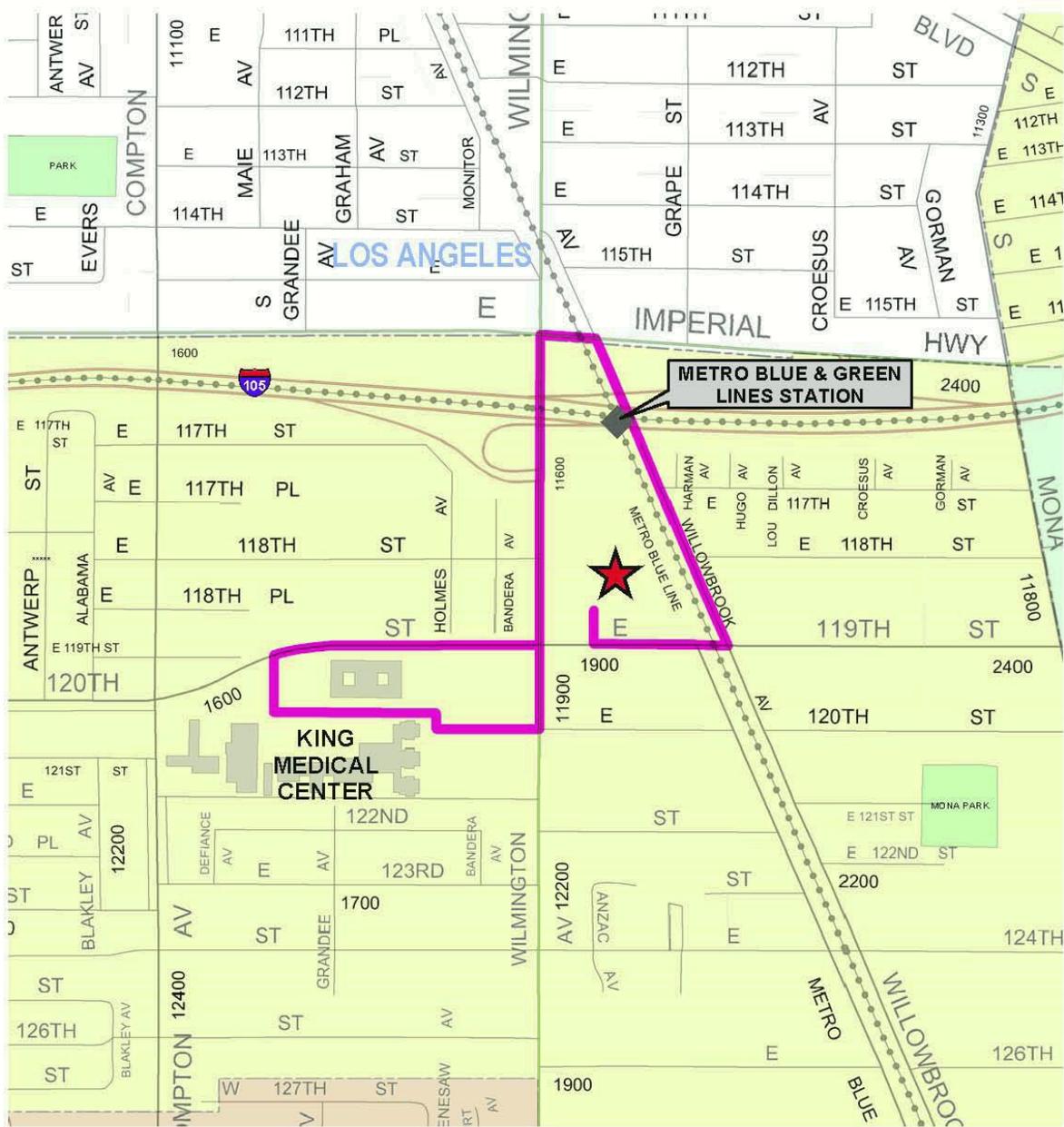
Figure D.3: King Medical Center Shuttle Service Route

Figure D.4: Willowbrook Shuttle Service Route A

Figure D.5: Willowbrook Shuttle Service Route B

DRAFT

KING MEDICAL CENTER SHUTTLE SERVICE



DEPARTMENT OF PUBLIC WORKS
900 S. Fremont Ave.
Alhambra, CA 91803

Survey/Mapping & Property Management Division
Mapping & GIS Services



KENNETH HAHN PLAZA

SHUTTLE ROUTE



TO PAGE 104

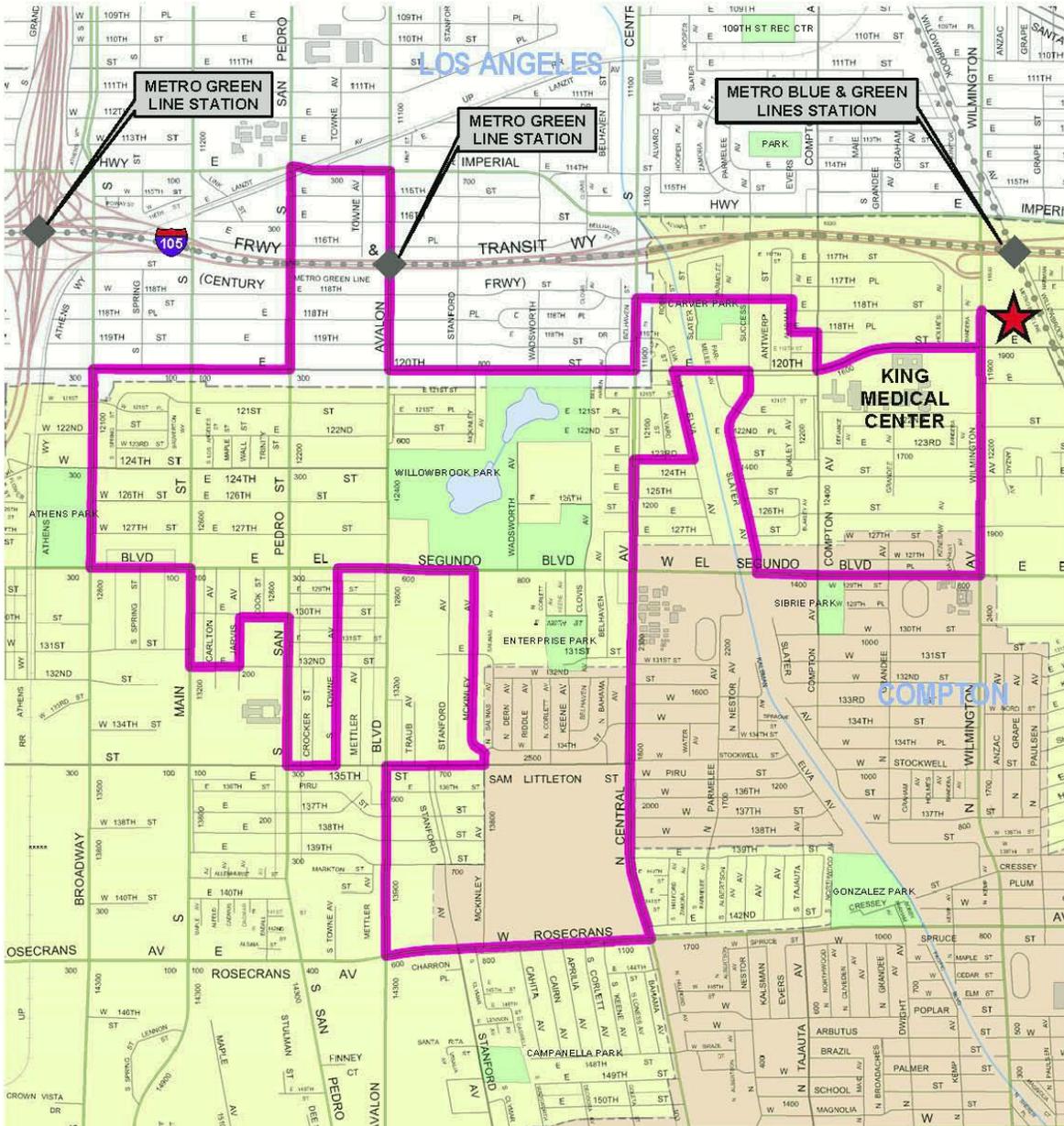
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WILLOWBROOK SHUTTLE SERVICE ROUTE A



DEPARTMENT OF PUBLIC WORKS
900 S. Fremont Ave.
Alhambra, CA 91803

Survey/Mapping & Property Management Division
Mapping & GIS Services



KENNETH HAHN PLAZA

ROUTE A



TO PAGE 0104, 1314

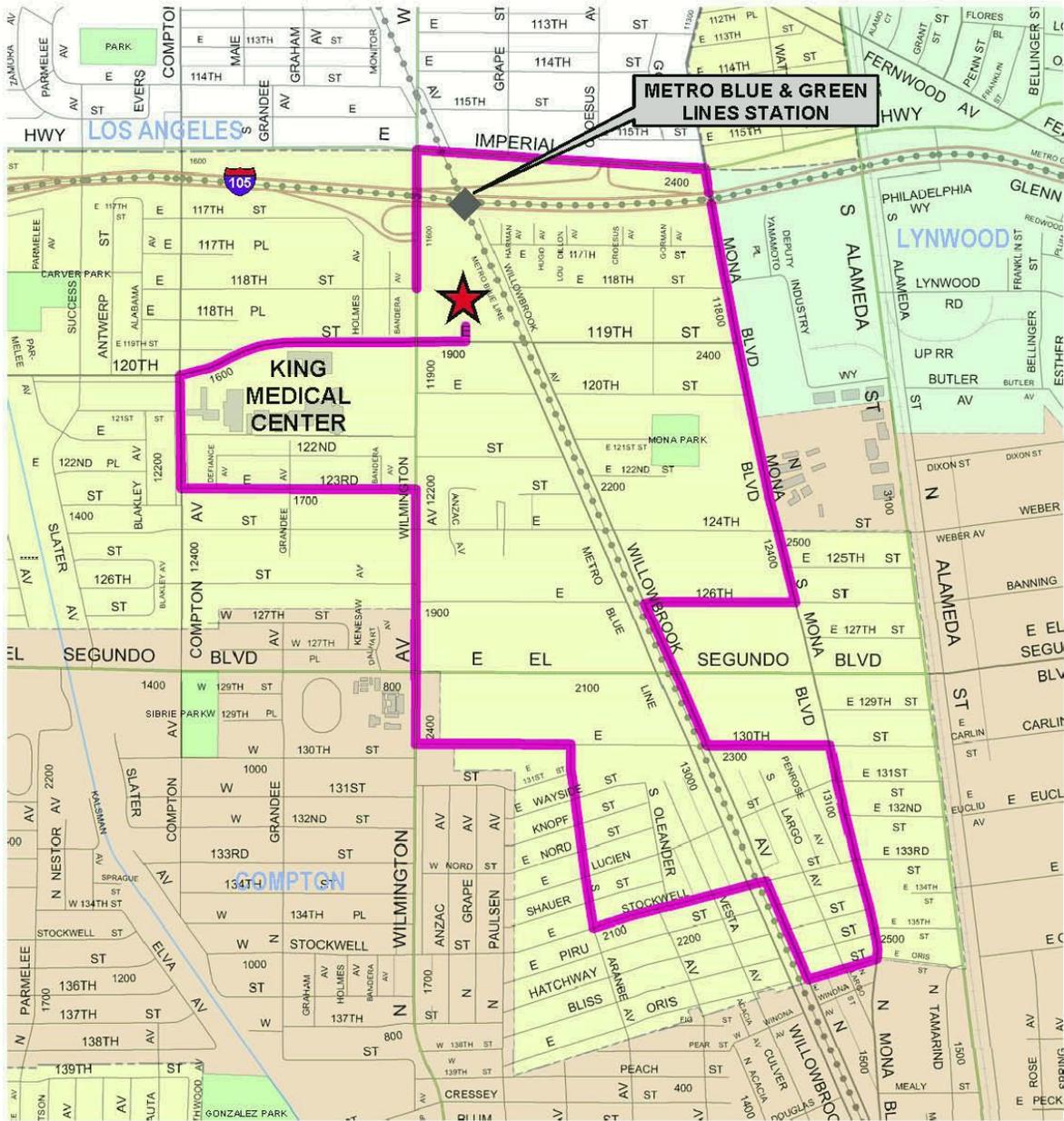
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WILLOWBROOK SHUTTLE SERVICE ROUTE B



DEPARTMENT OF PUBLIC WORKS
900 S. Fremont Ave.
Alhambra, CA 91803

Survey/Mapping & Property Management Division
Mapping & GIS Services



KENNETH HAHN PLAZA

ROUTE B



TO PAGE 104.134

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REF: \\pwnas1\mpmgis\SMPMGIS\projects\mpm\wk_5D2\willowbrook_shuttles\willowbrook_shuttle_routeB_rev.mxd DATE: 06/09/10

Florence - Firestone and Walnut Park Shuttle Service

Days and Hours of Service: Monday through Friday from 7 a.m. to 6 p.m. and on Saturday from 9 a.m. to 6 p.m.

Service Frequency: 60 minutes. Bi-directional shuttle traveling throughout the community along a circular loop.

Fare Structure: The cash fare is \$0.25 per trip. We will also accept as paid fare all Metro Passes and EZ Passes. Also seniors (ages 60 and over), children under age five and persons with disabilities are able to ride for free.

Type of Service Vehicles: 20-passenger (with front to back seating) cutaway buses

Number of Service Vehicles: Two cutaway bus service vehicles

Key Destinations Served:

- Roosevelt Park
- Leon Washington Park
- Bethune Park
- Metro Rail Blue Line Florence and Firestone Stations
- La Alameda Shopping Center
- Florence/Firestone Service Center
- Graham Library
- Drew Middle School
- Edison Middle School
- Walnut Park Elementary School
- Graham Elementary School
- 92nd Street Elementary School

Figure D.6: Florence-Firestone/Walnut Park Shuttle Service Route

Appendix E: Conservation and Open Space Element Resources

I. Open Space Areas in Los Angeles County

Los Angeles County offers a wide variety of open space and natural areas. The following open space and natural areas are managed by the County or are contained in primarily unincorporated areas of the County:

Angeles National Forest

The Angeles National Forest was established by Executive Order in 1892 and is managed by the U.S. Forest Service. The Forest covers over 650,000 acres. The Angeles National Forest manages the watersheds within its boundaries to provide water to Southern California and to protect surrounding communities from catastrophic floods. The land within the National Forest is diverse in appearance and terrain, and provides many opportunities for recreational and scenic enjoyment. Much of the National Forest is covered with dense chaparral, pine and fir covered slopes as elevations in the National Forest range from 1,200 to 10,064 feet.

Deane Dana Friendship Park

Deane Dana Friendship Park, which is a 123-acre park located on the Palos Verdes Peninsula, affords dramatic panoramic views of Catalina Island, Los Angeles and Long Beach harbors, the City of Los Angeles to the north, and the San Gabriel and San Bernardino mountain ranges. There are hiking trails throughout the park. The County is currently working with the U.S. Fish and Wildlife Service to restore coastal sage scrub habitat at the park.

Devil's Punchbowl Natural Area

Devil's Punchbowl is one of the most spectacular geologic formations in California. The 1,310-acre natural area consists of rugged wilderness rock formations along the San Andreas Fault on the north slope of the San Gabriel Mountains. The terrain climbs from 4,200 feet to 6,500 feet in elevation, with natural plant and animal communities ranging from desert scrub to pine forests, and a seasonal stream runs through the natural area.

Eaton Canyon Natural Area

Situated at the base of Mt. Wilson, this 190-acre natural area contains several plant and native habitat communities. Eaton Creek flows through the Canyon during all but the summer months. The 7,600-square-foot nature center contains displays of local flora and fauna, ecosystem concepts and live animals. The natural area offers five miles of nature trails and an equestrian trail, and serves as a trailhead to the Mt. Wilson Toll Road and Henninger Flats.

High Desert Wildlife and Wild Flower Sanctuaries

The County currently operates eight wildlife sanctuaries and one wildflower sanctuary in the high desert of Antelope Valley. Ranging from 2,500 to over 3,600 feet in elevation and encompassing more than 2,000 acres, the sanctuaries offer opportunities for spring wildflower viewing, bird watching, hiking and horseback riding. Wildlife seen on the preserves varies from earthbound creatures, such as the horned lizards, chuckwallas and rattlesnakes, to majestic prairie falcons and golden eagles. Insect life is most abundant during the warmer months, and in spring, the Joshua tree

and other large shrubs provide nesting sites for a variety of songbirds. Other protected animals are the kit fox, desert tortoise and Mojave ground squirrel.

Kenneth Hahn State Recreation Area

The Kenneth Hahn State Recreation Area, managed by the Los Angeles County Department of Parks and Recreation, includes large areas of native coastal sage scrub habitat, lawns and landscaped areas, picnic sites, tot lots, a fishing lake, a lotus pond, a community center, and five miles of trails. One of the most actively used features is the park's more than seven miles of footpaths and trails.

Michael D. Antonovich Open Space Preserve

The Michael D. Antonovich Open Space Preserve offers 500 acres of dedicated open space in the Santa Susana Mountains and is managed by the Mountains Recreation and Conservation Authority (MRCA). Located on the northern border of Los Angeles, this open space preserve offers sweeping views of the Santa Clarita and San Fernando Valleys and contains a diversity of flora and fauna, from big cone Douglas fir, California walnut and oak trees to black bears, deer and mountain lions. The Preserve also provides important habitat connections through its numerous wilderness trails in the Rim of the Valley corridor of the Santa Clarita Woodlands Park.

Placerita Canyon Natural Area

This 350-acre natural area is located in an east-west running canyon featuring oak groves, chaparral-covered slopes and a sycamore-lined stream. Placerita Canyon is home to the famous "Oak of the Golden Dream," where gold was "first" discovered in California in 1842 and "Walker's Cabin," a reminder of early frontier living. The Placerita Canyon maintains eight miles of hiking trails.

San Dimas Canyon Nature Center

Located between San Dimas and Sycamore Canyons and bordering the Angeles National Forest, this park offers a variety of plant and animal communities. Nature trails meander through the more than 100 acres of chaparral and riparian vegetation. A one-mile nature trail loop begins in an oak woodland and climbs gently into chaparral-covered foothills. This park also features a wildlife sanctuary for injured or non-releasable native animals and a raptor rehabilitation flight cage.

Santa Fe Dam Recreation Area

The 836-acre Santa Fe Dam Recreation Area is located in Irwindale in the San Gabriel Valley. The Recreation Area is home to the Santa Fe Dam Nature Center, which focuses on the plant life and wildlife of the alluvial fan of the San Gabriel River. The plant community of the river fan, Alluvial Fan Sage Scrub, is among the rarest and last of its kind in Los Angeles County. Rare and endangered plants, birds, and other wildlife species inhabit the Recreation Area. Examples include: cactus wrens, California gnatcatchers, scissor-tail flycatchers, horned lizards, and kangaroo rats.

Santa Monica Mountains National Recreation Area

The 150,000-acre Santa Monica Mountains National Recreation Area is a part of the National Park System, which encompasses the mountain range from the Oxnard Plain in Ventura County, past Topanga State Park to Franklin Canyon and the Hollywood Bowl in Los Angeles. The Recreation Area preserves natural habitats, historical and cultural sites, offers recreational opportunities, and acts to improve the air quality for the Los Angeles basin. Covered by chaparral, oak woodlands, and coastal sage scrub, it is home to many species listed as rare, threatened, or endangered.

Schabarum Regional Park

The 640-acres Schabarum Regional Park is comprised of open space and natural areas, including picturesque canyons and rolling hills for hiking, biking and horseback riding. Over 90 percent of this park has been left in its natural state for the public to enjoy.

Vasquez Rocks Natural Area Park

This 945-acre natural area is a popular hiking, picnicking, and equestrian area. The park is located in the high desert near Agua Dulce Springs and features unusual rock formations, Tatavian Indian sites, and a seasonal stream. The principal plant communities are desert, chaparral, and riparian.

Whittier Narrows Natural Area

This natural area occupies approximately 300 acres in the southern portion of Whittier Narrows Recreation Area. Bordering the San Gabriel River, the Natural Area is home to several habitats with the dominant one being a riparian woodland. The southeastern portion of the site features four lakes that provide a winter sanctuary for migrating waterfowl and are opened by special permit for birding and photography. This area is near lakes and contains many plants and animals that are typically found within a wetland community.

II. Conservancies

The County works with various conservancies to maintain and protect open space land in Los Angeles County. Land conservancies are private, nonprofit organizations that share a common goal: to conserve land for the benefit of people and nature. Land conservancies are generally started by community residents who wish to preserve a certain area or piece of open space land on a local or regional scale. As a private organization, land conservancies have the flexibility to acquire, hold and manage land in the public interest, and also to preserve open space through voluntary conservation agreements with landowners, which permanently protect the land from development while the title remains with the landowner. Most conservancies work in partnership with local governments and provide various levels of educational programs and land restoration and/or land enhancement projects.

The County works with a number of conservancies to preserve and protect the County's open spaces:

Antelope Valley Conservancy

The Antelope Valley Conservancy (AVC) is a local land trust conservancy that obtains and stewards lands that are important to the community for quality of life, scenic beauty, and plant and animal habitat. AVC focuses on Joshua Tree woodlands, the keystone species of the Mojave Desert, which supports a wide variety of native species. Most of the Conservancy's targeted preservation lands are in Los Angeles County's designated Significant Ecological Areas. (<http://www.avconservancy.org/>)

Baldwin Hills Conservancy

The Baldwin Hills Conservancy (BHC) was created by the State in 2000 to acquire open space and manage public lands within the Baldwin Hills area and to provide recreation, restoration and protection of wildlife habitat within the territory for the public's enjoyment and educational experience. Specifically, BHC is responsible for: implementing the Baldwin Hills Park Master Plan; prioritizing and implementing acquisition of additional recreational and open space land for the expansion of Kenneth Hahn State Recreation Area; conducting planning activities for the area; and

developing and coordinating a program of resource stewardship for optimum recreational and natural resource value based on the needs of the surrounding community. (<http://www.bhc.ca.gov/>)

California Coastal Conservancy

Established in 1976, the Coastal Conservancy is a State agency that uses entrepreneurial techniques to purchase, protect, restore, and enhance coastal resources, and to provide access to the shore. The Conservancy works in partnership with local governments, other public agencies, nonprofit organizations, and private landowners. To date, the Conservancy has undertaken more than 1,800 projects along the 1,100 mile California coastline. (<http://www.scc.ca.gov/>)

Catalina Island Conservancy

In 1974, the Santa Catalina Island Company entered into a fifty year Open Space Easement agreement with Los Angeles County, guaranteeing public recreational and educational use of 41,000 acres of Catalina Island, consistent with good land conservation practices. The Santa Catalina Island Company subsequently deeded this land to the non-profit Catalina Island Conservancy (formed in 1972), along with an additional 1,135 acres. The Catalina Island Conservancy continues to manage 42,135 acres on Catalina Island, providing the highest level of conservation protection to 88 percent of the island. The Conservancy's mission is "to be a responsible steward of its lands through a balance of conservation, education and recreation." The conservation activities include wildlife management, a plant ecology program, invasive plant management, restoration of degraded areas and scientific research by many different researchers from across California and the country. Over 60,000 children and youth come to Catalina Island every year to various educational camps. There are also several campgrounds and 140 miles of hiking and biking trails on Catalina, including the Trans-Catalina Trail, which will allow visitors to access the Island in low-impact ways. Catalina Island is also a well-known and long-standing destination for boaters. (<http://www.catalinaconservancy.org/>)

Mountains Recreation and Conservation Authority

Established in 1985, the Mountains Recreation and Conservation Authority (MRCA) is a partnership between the Santa Monica Mountains Conservancy, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District. The MRCA is dedicated to the preservation and management of open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages almost 60,000 acres of public lands and parks, and provides comprehensive education and interpretation programs for the public. The MRCA works in cooperation with the SMMC and other local partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects. The MRCA also provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, and educational and leadership programs for youth. (<http://www.mrca.ca.gov/>)

Newhall Ranch High Country Recreation and Conservation Authority

The Newhall Ranch High Country Recreation and Conservation Authority is a joint powers authority formed by SMMC, the County of Los Angeles, and the City of Santa Clarita. Its purpose is the conservation and management of public open space lands set aside for habitat and recreation pursuant to the Los Angeles County Board of Supervisors approval of the Newhall Ranch project, the Westridge project, and any other such open space lands dedicated by Newhall Land Company or its successors. (<http://smmc.ca.gov/NRHCRCA.asp>)

Puente Hills Landfill Native Habitat Preservation Authority

The Puente Hills Landfill Native Habitat Preservation Authority (Habitat Authority) is a joint powers

authority with a board of directors consisting of the City of Whittier, County of Los Angeles, Sanitation Districts of Los Angeles County, and the Hacienda Heights Improvement Association. The Habitat Authority was created in 1994 as mitigation for the Puente Hills Landfill. To date, the Habitat Authority manages 3,860 acres of preserved public open space. The Habitat Authority's main focus has been to acquire the remaining open space within its jurisdiction, with special consideration given to the Hacienda Heights area. (<http://www.habitatauthority.org/>)

San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy

The San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) was created by the California Legislature in 1999. RMC is one of nine conservancies within the California Resources Agency. Its mission is to preserve open space and habitat in order to provide for low-impact recreation and educational uses, wildlife habitat restoration and protection, and watershed improvements. RMC's territory covers eastern Los Angeles County and western Orange County, a vast and varied area that includes mountains, valleys, rivers, coastal plain, and coastline. (<http://www.rmc.ca.gov/>)

San Gabriel Mountains Regional Conservancy

The San Gabriel Mountains Regional Conservancy (SGMRC) is devoted to watershed management and a great variety of other projects in the San Gabriel River Watershed of eastern Los Angeles County. Included in the region are the San Gabriel Mountains, the San Gabriel River Valley and related areas. (<http://www.sgmrc.org/>)

Santa Clarita Watershed Recreation and Conservation Authority

The Santa Clarita Watershed Recreation and Conservation Authority (SCWRCA) was established in 1993 by the City of Santa Clarita and the Santa Monica Mountains Conservancy in order to cooperatively plan for the preservation of open space, trails, parkland, and watershed protection in the Santa Clarita area and the upper Santa Clara River Watershed. In 2002, the SCWRCA finalized the City's and Conservancy's long-standing efforts to acquire Whitney Canyon Ranch. The 442-acre property is the first to be owned by SCWRCA, heralding a new phase in the cooperation between the entities. (<http://smmc.ca.gov/SCWRCA.asp>)

Santa Monica Mountains Conservancy

The Santa Monica Mountains Conservancy (SMMC) was established by the California State Legislature in 1980. Since that time, it has helped to preserve over 60,000 acres of parkland in both wilderness and urban settings, and has improved more than 114 public recreational facilities throughout Southern California. Through direct action, alliances, partnerships, and joint powers authorities, the Conservancy's mission is to strategically buy back, preserve, protect, restore, and enhance treasured pieces of Southern California to form an interlinking system of urban, rural and river parks, open space, trails, and wildlife habitats that are easily accessible to the general public. (<http://smmc.ca.gov/>)

Watershed Conservation Authority

The Watershed Conservation Authority (WCA) was created in 2003 as a joint powers entity of the RMC and the Los Angeles County Flood Control District. The focus of the WCA is on projects that will provide open space, habitat restoration, and watershed improvement projects in the watersheds of both the San Gabriel River and the Lower Los Angeles River. (<http://watershedconservationauthority.org/>)

Wildlife Corridor Conservation Authority

The Wildlife Corridor Conservation Authority (WCCA) was established to provide for the proper planning, conservation, environmental protection, and maintenance of lands within the Puente-Chino Hills corridor area. Its goal is to assure that sufficient continuity of habitat can be preserved to maintain a functioning wildlife corridor made up of about 40,000 acres of land located between the Santa Ana Mountains and Whittier Hills. WCCA's governing board consists of representatives from the cities of Brea, Whittier, Diamond Bar, La Habra Heights, the Santa Monica Mountains Conservancy, California Department of Parks and Recreation, California Department of Fish and Game, Los Angeles County, and two public members. (<http://smmc.ca.gov/WCCA.html>)

III. Significant Ecological Areas

Background

History of SEA Program

The identification of important biological resources and preservation of Significant Ecological Areas (SEAs) has a long standing history in Los Angeles County. In 1970, the County adopted the Environmental Development Guide, which contains a schematic map called the Open Space Concept Plan. This sketch depicts areas thought to be of significance for both conservation and safety.

In 1972, the Environmental Resource Committee of the Southern California Academy of Sciences and members of the UCLA botany and zoology faculties prepared an environmental resources survey for the County. The survey identifies areas throughout the County that warrants special consideration, due to their high biological resource value. Eighty-one of these areas were identified on the vegetation and wildlife map in the 1973 Los Angeles County General Plan.

In 1976, 62 areas of biological significance were identified in the Los Angeles County Significant Ecological Areas Study. This study reevaluated the areas identified by the Environmental Resource Committee of the Southern California Academy of Sciences.

In 1980, 61 of these biologically significant areas were adopted as part of the Conservation and Open Space Element of the Los Angeles County General Plan. These SEAs were islands of significant habitats within larger undeveloped areas, which were thought to provide sensitive plants and animals ample open space and ensure their continued existence. Since 1980 however, many of these areas were impacted by rapid development activity within and around the SEAs. Because some of the "island" habitats were isolated from each other by development within the intervening areas, the opportunity for species movement and genetic dissemination was dramatically reduced. Therefore, the identification of island habitats, independent of the entire ecosystem, was ultimately deemed to be unsustainable.

Supplemental studies further assessing the biological resources within seven SEAs were conducted in 1991. These studies occurred in the Santa Monica Mountains, San Gabriel Canyon, Chino Hills, San Francisquito Canyon and Kentucky Springs Canyon. Each study determined that either the SEA boundaries adequately encompass the specific species identified in the SEA description or recommended the expansion of the boundaries to better encompass the resources.

In 2001, the Los Angeles County SEA Update Study 2000 was completed as part of the General Plan Update. Conservation planning was the fundamental goal of this update, which was designed to accomplish the following: evaluate existing SEAs for changes in biotic conditions and consider

additional areas for SEA status; delineate SEA boundaries based upon biotic evaluation; and propose guidelines for managing and conserving biological resources within SEAs. The SEA Update Study 2000 was based on scientifically grounded concepts regarding the size and type of linkage systems necessary to sustain the biologically diverse plant and animal species that are found within the County. The General Plan SEA Map depicts each area that has been designated as ecologically significant, taking into account its ecological systems, the area meets one or more of the SEA selection criteria.

In 2001, after the SEA Study Update was released, there was additional public input considered. After reviewing the public and resource agency letters and data, several areas were evaluated. Based on the SEA criteria, changes were proposed, including the addition of two new SEAs: Altadena SEA and Santa Felicia SEA.

Beginning in 2005, the proposed SEAs were reevaluated to refine boundaries, update the species data, and identify areas to be designated as Ecological Transition Areas (ETAs). ETAs are a subset of the SEA overlay; they depict areas where the natural vegetation has been degraded as a result of past or ongoing land use activities, but are functionally integral to the SEA.

In 2010, an expert panel of biologists, versed in the biological resources of the County, was convened to evaluate the SEA boundaries based on the SEA criteria, available scientific data, current biological theory, and field experience. Many of the panel's recommendations were incorporated into the SEA Program, which underwent a final evaluation 2011.

Conservation Planning

Increasingly, conservation plans have employed more fluid approaches to conserving the ever-increasing list of sensitive resources (e.g., endangered species, habitats of limited distribution, and "patchy" habitats such as coastal sage scrub). The previous SEA Study in 1976 applies a pragmatic interpretation of "island" bio-geographic theory to its SEA delineation rationale, the primary principles for determining SEA boundaries were that:

- Species extinction rates are lower on larger islands than smaller islands; and,
- Isolated habitat areas have less opportunity to regain species by re-colonization from other areas.

These principles have moved from theory to demonstrated fact during the intervening years, but even as the scientific community has come to understand that conserving intact biotic diversity requires providing very large, physically connected parcels, land use changes were dramatically reducing the natural open space remaining within the County. When England and Nelson, authors of the 1976 SEA Study, translated the early bio-geographic concepts into SEAs, for the 1980 General Plan, they did not foresee the rates of growth that have occurred within the County, and despite what seemed, at the time, to be an adequate application of the theory, they created SEAs that have over time proven to be either too small to conserve habitat biodiversity internally, and/or too distant to provide essential connectivity between them.

Recent studies of biological diversity have demonstrated that there are two essential components needed within land use plans to conserve native species and their habitats in an urbanizing environment: sufficient size (of the conservation or open space use area), and connectivity (with other like or supporting systems). Urban "islands" lose biological diversity at a fairly steady rate, commensurate with size (smaller habitat patches losing more, faster), and isolated habitat areas, regardless of size, have less opportunity to regain species by re-colonization from other areas. The distance between habitat areas, and land use within the intervening areas, also influence both the

rate of loss and the potential for gain.

Based on updated evaluation principles, the revised SEAs reflect a more modern and scientifically-grounded concept regarding size and connectivity. Rather than focus on a single resource or habitat type, existing SEAs are connected into a linkage system, which should greatly improve the maintenance of critical resources. The SEA designation does not protect biotic resources on land per se, and SEAs are not preserves or conservation areas; rather, SEAs are areas in which planning should be sensitive to resources and maintenance of biological functions as well. By creating larger SEAs, habitat linkage zones are provided between related habitat types (such as the Antelope Valley buttes, or the San Andreas Rift Zone wetlands), and areas of sufficient width, to function as wildlife movement routes between open space areas. The linkages may serve to sustain populational genetic diversity of low-mobility species (such as plants, amphibians, reptiles, rodents), as well as provide refuge areas for migrant species.

Corridor routes provide for dispersal between habitat areas by supporting more mobile species. The need for buffer areas has also been eliminated, with SEAs incorporating not only local resources (such as sensitive species) and their habitats, but also the seasonal support habitats for those species, with connections to essential sustaining resource areas (such as corridor areas and hydrological systems). Additionally, potential impacts of non-native species, feral pets, lights, noise, etc., on sensitive habitats have been alleviated by reducing the "edge effect" of urbanization relative to the overall size of the SEAs. In short, by "bridging the current SEA islands" wherever possible, zones of lower intensity human impacts between essential habitat resources have been provided, which help maintain overall species and habitat diversity in Los Angeles County.

Biotic Diversity

The preservation of biological diversity today, is even more important than it was when SEAs were first established; as is the need to preserve the function of whole ecosystems, evident in the conservation planning efforts underway around the world. Large natural open space areas can conserve entire habitats and ecosystems intact, preserving species diversity and ensuring that native species do not become extinct or endangered. Open space or rural areas, with low density development, must be of sufficient size to retain all the essential "pieces" of the system to function biologically over time. While absolute size parameters are not known for many systems, as a general rule, larger is better.

Until fairly recently, forestry practices traditionally focused upon the growing of trees, often arrayed in plantations, which emphasized space utilization rather than natural habitat values, and therefore lacked many animal species. Despite the massive use of fertilizers, herbicides and pesticides, these plantations rarely yield the quality or quantity of wood found in a native forest of similar tree composition. Ecological studies of forest ecosystems were undertaken, and in time it was demonstrated that most trees cannot efficiently extract nourishment directly from the soil, but rather are sustained biologically by a type of external fungi, which grow on their root systems and aid in the uptake of nutrients. The spores of these fungi are eaten, but not digested, by native mice, who then distribute them over the forest floor, ensuring their availability to seedling and sapling trees. The mouse population is held in balance by owls and other small predators, many of which in turn roost, shelter and nest in the trees.

This example and many others have demonstrated that long-term preservation of all ecosystem components, however unassuming in stature, is essential to the continued existence of our deserts, wetlands, forests, grasslands and other natural habitat areas.

It is logical to create SEAs that encompass biotic resources cumulatively representing the

biodiversity of the County. These areas must be designed to sustain themselves into the future, genetically and physically, even in the face of climate change. Therefore, the SEA designation focuses on maintaining biodiversity in the long-term by creating boundaries, which follow natural biological parameters, embrace habitats, linkages and corridors, and are of sufficient size to support sustainable populations of their component species.

Habitat Linkages and Wildlife Corridors

Habitat linkages connecting core areas of open space can mitigate the detrimental effects of shrinking habitat availability and wildlife population isolation. Typically, habitat in the SEAs consists of large contiguous blocks (core habitat areas) with intervening areas of open space containing non-native grassland, roads, rural residential development, and other low intensity disturbance. A primary goal of any land use within SEAs should be to maintain high levels of connectivity between core habitat areas via a network of linkages and corridors. Such linkages should make use of natural topographic features (ridge lines and drainages), vegetative cover (woodlands and scrub), water sources (streams, springs, and ponds), and road undercrossings (bridges and culverts).

- **Habitat linkages:** Areas that possess sufficient cover, food, water and other essential elements to serve as a movement pathway, or between two or more larger areas of habitat are referred to as “habitat linkages.” These linkages can be large or small depending on the species it serves. An example would be a belt of coastal sage scrub traversing a golf course, and connecting sage scrub habitat areas on either side, providing a “safe passage” zone for smaller, slower-moving species such as lizards and rodents to maintain population connectivity between the two sides of the golf course.
- **Wildlife corridors:** Areas of open space of sufficient width to permit larger, more mobile species (such as foxes, bobcats and coyote) to pass between larger areas of open space, or to disperse from one major open space region to another are referred to as “wildlife corridors.” Such areas generally are several hundred feet wide, unobstructed, and usually possess cover, food and water. The upland margins of a creek channel, open ridgelines, open valleys or the bottoms of drainages often serve as major corridors locally, as do riparian alignments. Corridors used by mountain lions are often over 1,000 feet wide, as mountain lions generally will not use corridors or choke points that are narrow.

Regional Connectivity

The Significant Ecological Areas play a critical role, in not only identifying Los Angeles County’s biotic diversity, but in providing an opportunity to connect these areas with similar areas of biological importance in adjacent counties. The Puente Hills SEA identifies a regionally significant open space that connects the Puente Hills in Los Angeles County with the Chino Hills in Orange County, which is connected to the Santa Ana Mountains, and further south, the San Jacinto massif, in San Diego County. Similarly, the Santa Monica Mountains, Santa Susana-Semi Hills, Santa Clara River and Piru Creek SEAs all identify important connections to habitat in Ventura County. The San Andreas SEA identifies the regionally significant connection between the San Gabriel Mountains and the Tehachapi Mountains, which is also an area where the boundaries of three ecoregions are joined. The Antelope Valley SEA, identifies connections between the San Gabriel Mountains and the Mojave Desert, which provides movement opportunities along the drainages, such as Big Rock Creek, and into vast open areas in Kern and San Bernardino Counties. The SEA also identifies the southwestern portion of desert tortoise habitat, part of larger habitat area within San Bernardino and Kern Counties.

Antelope Valley SEA: The SEA extends from the National Forest to the playa lakes within Edwards

AFB, encompassing the whole of the two largest drainages exiting the northern slope of the San Gabriel Mountain range, and its geographical features serve as a major habitat linkage and movement corridor for all wildlife species within its vicinity. Ecologically “generalist” species (bobcat, coyote, mule deer, fox, raccoon, etc.) have the ability to move across such vast areas and through changing habitat types. For such species, the SEA may serve as an important system for long-term inter-populational genetic exchange. For smaller or less-mobile species, or taxa, which are more narrowly restricted in their habitat needs, the SEA can serve as a broad linkage zone, in which individual movement can take place during seasonal or populational dispersal. This provides essential genetic exchange within and between meta-populations. The two drainages, combined with the upland terrestrial desert-montane transect portion of the SEA, insure linkage values and direct movement zones for all of the wildlife species present within the Los Angeles County portion of the Antelope Valley.

Puente Hills SEA: Evidence of significant wildlife movement throughout the Puente Hills SEA has been documented in a two year carnivore study commissioned by the Santa Monica Mountains Conservancy as part of a multi-jurisdictional effort to establish a region wide wildlife movement linkage. This SEA represents the Los Angeles County portion of a continuous series of natural open space within the Puente Hills and Chino Hills. Overall, this open space extends north and west from State Route 91 (SR91) in Orange and Riverside Counties to the Whittier Narrows reach of the San Gabriel River. The Puente/Chino Hills are a natural, physical link between the Santa Ana Mountains and the San Gabriel River. The San Gabriel River flows from and links to the San Gabriel Mountains. By virtue of these linkages and a complex of interconnected habitat units throughout the Hills, the Puente/Chino Hills function as both an important wildlife linkage and resident habitat area for regional wildlife populations.

San Andreas SEA: The San Andreas SEA includes several important linkages for wildlife movement. The Fault Zone connects with the Santa Clara River drainage in the Lake Hughes area, linking with this large, free-flowing watershed that extends to the Pacific Ocean in Ventura County. The foothills and grassland in the westernmost tip of the SEA are part of an important linkage between the San Gabriel Mountains and the Tehachapi Mountains. This linkage to the Tehachapi Mountains is important because it connects the southernmost extent of the Sierra Nevada Mountains with the San Gabriel Mountains and with the southern Coast Ranges. The Tehachapi Mountains are the only mountain linkage between the Transverse Ranges and the Southern Coast Ranges to the Sierra Nevada Range. This largely natural area may be an important topographic reference for migrating birds and bats, as well as functioning for essential high elevation foraging grounds along their migration route. The Tehachapi Mountains further provide a valuable link for gene flow between divergent populations of many species, including plants. The SEA includes several large drainages that extend from the San Gabriel Mountains to the western end of the Mojave Desert: the Antelope Valley floor and the Fairmont and Antelope Buttes. These washes provide an important linkage for animals traveling between the mountains (all the ranges mentioned above) and the Mojave Desert. In addition, Amargosa Creek facilitates east-west wildlife movement through Liebre Mountain, Portal Ridge, and Ritter Ridge to Barrel Springs in the Antelope Valley near Palmdale. The frequency of valuable riparian communities along this travel route located within an otherwise arid climate, further indicates the importance of this area, which is one of the busiest natural wildlife linkages in the region.

Santa Clara River SEA: Historically (and prehistorically) the riparian corridor along the Santa Clara River has served as the primary east-west linkage between the Pacific coastline, coast ranges, interior ranges, high desert and southern Sierra (via the Tehachapi range). Animals moving through the Santa Clara River at one time had unobstructed passage along the river and within its tributaries. The present configuration of the tributary drainages has reduced connectivity from the Santa Clara Valley to the north, but the Santa Clara River remains relatively intact and open. The SEA embraces

the river corridor and the linkage zones considered essential to insuring connectivity and resource values within the historic movement zones for all of the wildlife species present within the Los Angeles County portion of the Santa Clara River.

Santa Felicia SEA: Historically riparian corridors have served as linkages between the Pacific coastline, Coast Ranges, interior ranges, the high desert and southern Sierras (via the Tehachapi range). The Santa Felicia stream corridor likely serves the functions today. The elevation in this area is lower than that of the Los Padres National Forest, to the north, which facilitates animal movement within the riparian systems between Piru Lake in Ventura County and the San Gabriel Mountain range in Los Angeles County. The tributary drainages for Santa Felicia Creek within this SEA remain intact and unobstructed.

Santa Monica Mountains SEA: Although wildlife movement is hampered by rural development in the SEA, animals are still able to move through the Santa Monica Mountains in many areas. Due to its large size and topographic complexity, many linkages are certain to occur within the SEA at various bottlenecks. These linkages allow movement between large open space areas within the SEA as well as between areas outside the SEA such as the Simi Hills and the western extent of the Santa Monica Mountains in Ventura County. The genetic flow through these areas is crucial in maintaining the diversity and viability of certain species within the Santa Monica Mountains. Open space linkages between Kanan Road and Calabasas Parkway along Highway 101, as indicated by the National Park Service, are of particular importance for continued wildlife movement, due to the lack of alternative routes and encroachment of development. Although there are significantly large open spaces within the SEA, contiguous habitat linkages between them are critical in reducing bottlenecks and providing for long term sustainability.

Santa Susana Mountains-Simi Hills SEA: The Santa Susana Mountains/Simi Hills SEA includes several important linkages for wildlife movement. The Simi Hills and Santa Susana Mountains provide a vast open space corridor to foster wildlife movement between the Santa Monica Mountains to the south, San Gabriel Mountains to the east, and Los Padres National Forest to the north. Dense, natural habitat associated with the majority of the study area provides excellent opportunities for concealment and water sources while the grasslands provide an abundance of prey.

SEA Descriptions

The following section provides detailed description of the County's SEAs.

Agua Amarga Canyon SEA

Agua Amarga Canyon is the last remaining relatively undisturbed drainage on the coastal side of the Palos Verdes Peninsula. The geographical location and geological history of the peninsula make the remaining habitat extremely valuable for ecological and scientific studies. The peninsula, which was an island in recent geological time, has close floral and faunal similarities to the Channel Islands. This feature makes the remaining natural habitat on the peninsula a natural research laboratory for the study of island bio-geography and evolutionary ecology.

The vegetation in Agua Amarga Canyon is a complex of coastal sage scrub, chaparral, and riparian communities. This association is very diverse, and supports a good complement of native species. Among these are at least three races of birds resident on the peninsula, which are found nowhere else except for the Channel Islands. These are the insular form of the orange-crowned warbler, western flycatcher, and Allen's hummingbird. The same phenomenon has been documented for plant species.

The Canyon is also exceedingly important as an area for migratory birds. The Palos Verdes Peninsula is a headland that juts into the Pacific Ocean several miles further than the surrounding coastline.

Migrating terrestrial and marine birds flying over the open ocean on their north-south migration along the Pacific Flyway, spot this headland and stop to rest and feed. Many of these birds will stay and spend the winter in the area.

Alamitos Bay SEA

This area is one of two remaining examples of salt marsh found in Los Angeles County, and the last remnant of the extensive salt marshes once found in Los Alamitos Bay. The majority of this vegetation type has been lost to urbanization, flood control projects, harbors, and marinas. It is one of the most productive types of ecological communities that exists and is extremely important as a breeding ground for both terrestrial and marine organisms, including the majority of commercial fish. This is due in part to the fact that estuaries and salt marshes are the interface between the terrestrial and marine worlds, and are important nutrient cycling centers for marine ecosystems. It is probable that the Belding's savannah sparrow occurs here. This species is restricted to salt marsh habitat, and has been placed on the State endangered species list. This type of habitat is also important as a wintering ground for migratory birds.

Altadena SEA

The Altadena Significant Ecological Area (SEA) is located along the Altadena foothills directly above the community of Altadena. A large portion of this SEA lies within the Angeles National Forest. The Arroyo Seco and Millard Canyon are located in the western portion of the SEA, and Hastings Canyon is located to the east. The potential for wildlife movement exists along this area, where the foothills afford year-round means for wildlife to travel in an east-west direction through terrain that is generally not as rugged or constrained by severe weather as that found at higher elevations. In addition, a second potential wildlife corridor exists between the Angeles National Forest and the Verdugo Mountains.

The wide range of elevation, topography, aspect, and geology represent a wide array of physical habitats within this SEA. In general, the topography of the SEA is moderately steep to very steep, resulting in a number of very narrow corridors with elevations ranging from a high of approximately 3,000 feet above mean sea level (MSL) along the northern boundary, to a low of approximately 1200 feet above MSL along the southern boundary. Consequently, a variety of plant communities exist, including riparian and upland shrublands and woodlands. Within these major community types, there are many vegetation series varying according to plant species dominance.

Of particular note for this SEA is its potential to accommodate lower elevation east-west linkages. This is significant in this area because of the constraints of development at lower elevations and very steep terrain and seasonal snow storms above the SEA, beginning at about 3000 feet, all of which limit potential movement for many species. There is also potential for north-south wildlife movement between the Angeles National Forest and the Verdugo Mountains. A link between the Angeles National Forest and the Arroyo Seco creates a potential movement corridor from the forest to the Interstate-210 freeway. After passing over and under the freeway, the linkage enters the San Rafael Hills where blocks of habitat remain, interspersed with residential development. From the San Rafael Hills, linkages may then be traced to the west across the Glendale Freeway and enclaves of residential development to access the Verdugo Mountains.

Vegetation

Sensitive plant species occurring or potentially occurring within the SEA are discussed below in the Sensitive Biological Resources section. Many of these species, although often different in their growth form, prefer similar habitat characteristics and are often found in recurring assemblages to form recognized plant communities.

Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within them and/or commonly used terminology.

- Oak woodland: A plant community dominated by arborescent species of the genus *Quercus*. Within this SEA, oak woodland is dominated by coast live oak, which is interspersed with chaparral and coastal sage scrub communities. Understory and adjacent vegetation varies from annual grasses and forbs in level areas to shrubs where topography is steeper. Oak woodland is scattered throughout the SEA, but is most prevalent on north-facing slopes and in drainage bottoms.
- Oak riparian forest: This community is also dominated by coast live oak (canyon oak at higher elevations). The primary difference between oak woodland and oak riparian forest is the greater availability of water in riparian situations, which is expressed in a denser tree canopy and higher density of trees. There is also a greater abundance of hydrophytic (moisture favoring) plant species in the understory. Oak riparian forest is best developed within broader, low gradient drainages of this SEA.
- Chaparral: A shrub community composed of robust, mostly evergreen species. Within this SEA, a number of chaparral series are found according to their dominant plant species. These include chamise, buck brush, ceanothus, scrub oak, interior live oak and mosaics of these depending on mixes of species and elevation. These and other shrub species form dense vegetation five to ten feet in height. The development of chaparral is pronounced over hillside areas throughout the SEA.
- Coastal sage scrub: This plant community is dominated by California sagebrush, California encelia, white sage, black sage, and California buckwheat. It also forms dense stands that grow three to four feet in height. Within this SEA, this plant community is generally found in scattered patches, which are highly inter-digitated with mixed chaparral. These are primarily located in the lower elevation hillsides of the SEA.

Wildlife

Wildlife populations within the Altadena SEA are diverse due to the area's physiographic diversity and its location within and adjacent to the Angeles National Forest. The analysis of invertebrates is severely limited due to the lack of specific data; however, the SEA is likely to support healthy populations of a diverse assortment of invertebrate species based on its undisturbed nature and variety of habitats. Amphibians are expected to be present due to the aquatic and semi-aquatic habitats provided within the Arroyo Seco, Millard Canyon and their tributaries. Reptile abundance and diversity are expected to be characteristic of the habitats present, although areas closer to urban development along the southern boundaries of this SEA are likely to be degraded due to edge effects.

Bird use, diversity, and abundance within the Altadena SEA are expected to be high for several reasons. In general, this SEA provides habitat for a wide range of shrubland, woodland, and riparian species that occur at varying elevations. In particular, the riparian habitats found in drainages throughout this SEA provide essential habitat for riparian-obligate and riparian-favoring species. In addition, a number of migratory birds use this area to move across the northern portion of the Los Angeles Basin. These include a wide spectrum of birds including songbirds, waterfowl and raptors.

Similarly, the mammalian fauna is expected to be very diverse and abundant. Many mammalian

species, including wide ranging, large mammals such as mountain lion, bobcat, coyote and deer are expected to use the SEA to forage. These animals are likely to den within the more isolated areas within the National Forest; however they are known to roam the SEA.

- **Wildlife Movement:** Wildlife movement within the Altadena SEA takes on two major forms. First, due to the extreme intervening topography it is logical to expect considerable movement of wildlife up and down the drainages, which course through this SEA to connect the Angeles National Forest interior with foothill areas. Consequently, this type of movement occurs on a seasonal basis, particularly for large mobile mammals whose full range of habitat needs are typically met over broad areas.
- The second major type of movement occurs across the flanks of the foothills in an east-west direction. Particularly for riparian-favoring migratory birds, a corridor linking lower elevation riparian habitats in the Altadena SEA is of high importance and is heavily utilized.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that have been given special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive; this is principally due to species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and recognized authorities such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present, within the Altadena SEA that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** This report/description supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Database (CNDDDB)], because of their scarcity and their being habitat for a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species. These communities include: oak riparian woodland and coastal sage scrub. These communities, or closely related designations, are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their range.
- **Sensitive Species:** Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These species include, but are not limited to, Nevin's barberry, California gnatcatcher, arroyo southwestern toad, and red-legged frog. In addition, the SEA identifies other species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

Antelope Valley SEA

The Antelope Valley Significant Ecological Area (SEA) is located within the central portion of the Antelope Valley, primarily east of the cities of Palmdale and Lancaster, within a predominantly unincorporated area of Los Angeles County. The area includes the tributary creeks to Little Rock and Big Rock Creeks (partially within U.S. Forest Service land) downstream to the valley floor and northward across the historic floodplain zones to Rosamond, Buckhorn, and Rogers dry lakes on the Los Angeles/Kern County border. Delineation of the SEA boundary considered the importance of the Little Rock and Big Rock Creek watershed to the surface and subsurface hydrology of the Antelope Valley and interrelated dry lakes and wetland systems.

The desert-montane transect segment of the Antelope Valley SEA extends from the National Forest boundary above Piñon Hills northward across the valley floor to the aqueduct, and on the north side of the aqueduct to Black Butte, and then across approximately seven miles of open scrub formations to the southeastern slopes of Saddleback Butte. Most of the land within this segment is open and undeveloped, primarily vegetated with desert scrub and Joshua tree woodland formations. It provides a terrestrial linkage, rather significantly obstructed by the aqueduct, toward the northeastern portion of the main segment of the SEA.

The SEA supports many regional biological values. These values include: the watershed and upper tributary streams containing riparian woodlands, marshes and playa lakes; the upper portions of the two creeks have year-round water, providing breeding sites for amphibians, and permanent water resources for wildlife species along the north face of the San Gabriel range; open ponds and seasonal playa lakes providing essential foraging and wintering sites for migrating birds otherwise not found in the Mojave Desert; nesting sites exist for numerous sensitive bird species, including the federally threatened western snowy plover; the buttes and their sand sheet habitats representing unique habitats in the otherwise level desert floodplain, providing nesting, roosting, denning, and refuge sites, and perches for birds of prey; the desert riparian corridor providing shelter and open passage for mobile species moving within and between habitats along the gradient; desert riparian woodlands offering roosting and nesting opportunities for raptors and migratory songbirds; the ponds, seasonal playa lakes and dry lakes attracting huge numbers of migrating birds and supporting breeding populations of wading birds, shorebirds, and waterfowl; the portion of Little Rock Creek above Little Rock Reservoir is the only known Antelope Valley breeding locality for the endangered southwestern arroyo toad; and, the drainages providing the primary subterranean hydrological recharge for this portion of the Antelope Valley aquifer.

The SEA was delineated to emphasize the importance of the Little Rock and Big Rock Creek watershed to the surface and subsurface hydrology of the Antelope Valley and to the dry lakes. The western portion of the SEA extends along the margin of Little Rock Creek wash and floodplain zone, while the eastern margin follows Big Rock Creek wash, includes the lower slope limits of several major buttes and the direct watershed basin for Rogers Dry Lake. The north-eastern portion of the SEA encompasses some agricultural cropland (some of which lies fallow) and dispersed rural residential, but the underlying hydrology of the washes remain intact through the entire SEA area.

The southernmost portions of the three "legs" of the SEA lie within the Angeles National Forest, and include the upper tributary watersheds for Big Rock Creek. These areas support the mixed conifer, multi-species oak formations common to the middle-elevation zones on the north face of the San Gabriel Mountain range. The creeks themselves are higher energy systems at those elevations, as they collect water from the surrounding terrain, and typically are lined with woodland formations of alder, willow, sycamore and cottonwood, at varying density and species composition. As the creeks drop down behind (north) the pressure ridges of the San Andreas fault zone they lose gradient and widen, with the vegetation becoming more sparse and less evenly distributed along the channel margins. Where the alluvial plains are wide and shallow, cottonwood-willow woodland and sycamore woodland formations often occur within the overall floodplain, on stable terraces or around oxbow flow zones.

North of the fault zone the creeks gradually widen and most of the flow is beneath the surface, except during high energy storms or in spring (depending upon rainfall totals in the watersheds). Little Rock Creek is impounded by Little Rock Dam, then flows into a rocky stretch of desert scrub habitat, with sycamore and willow forming thin formations in the higher energy reaches, and dense stands of cottonwood on terraces where the alluvial plain widens. Where washes from both creeks cross the lowlands of the Antelope Valley, their channels support a variety of desert scrub formations within the alluvial plains. Overstory formations of cottonwood occur sporadically along the

alignments, in places where the groundwater table is replaced or augmented by agricultural runoff. The surrounding upland formations are primarily desert scrubs, including creosote and chenopod scrubs, sand sheets (mostly around the buttes), and Joshua tree woodland. Intact Joshua tree woodland, with native substrates present, supports a relatively high diversity of annual wildflowers, reptiles and mammals. The Joshua trees also provide nest sites for many desert and migratory bird species.

Lovejoy, Alpine, Piute, Black and Saddleback Buttes, along with other, smaller unnamed buttes, form most of the topographical relief within the SEA. These areas offer different ecological conditions associated with rock shelter, perching sites, nesting sites, denning areas, wind protection and sand sheet accumulation areas. Local and migratory bat species roost and reproduce in the caves and crevices of the butte formations. The higher buttes provide the only local nesting sites for owls and other birds of prey.

The open agricultural lands, active or fallow, support a diversity of wildlife species, which essentially regard the fields and ditches as irrigated desert. Birds of prey frequently hunt over the open agricultural areas, including fallow fields; wide-ranging predators also find excellent hunting conditions in and around agricultural areas. A spectrum of local and migratory bat species feed aerially over the irrigated fields in spring and summer, when insect numbers are highest, and at least one sensitive bat species, the pallid bat, forages terrestrially in open scrub or ruderal desert habitats.

The northern portion of the SEA contains several unique habitat types, including mesquite bosque (threatened locally by lowering water tables), clay pan pools, vernal pools, alkali grasslands, alkali and freshwater marshes, and permanent ponds. Hundreds of bird species have been recorded from the pond and marsh habitats around the dry lakes, and numerous species nest on the playa margins or in the associated riparian habitats. The open creosote scrub and other xeric formations on the slopes surrounding the lake playas serve as important wintering areas for many raptor species, as well as large numbers of songbirds.

Vegetation

The SEA traverses the Antelope Valley from the San Gabriel Mountain foothills to the low elevations of the dry lake basins, and its expanse and considerable topographical relief is reflected in its relatively high floral and faunal diversity. The SEA includes playa lake, alkali marsh, alluvial fan scrub, a mosaic of xeric desert scrubs, Joshua tree woodland, desert riparian woodlands, juniper scrub, pinyon pine, chaparral and higher elevation mixed conifer, oak, and riparian communities. Transitional zones (ecotones) between these communities often contain unusual species compositions such as pinyon pine, juniper and Joshua trees together, or Joshua trees adjacent to cottonwood forest.

Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update); some communities are named based upon the dominant species within their boundaries and/or other commonly used terminology.

- Desert scrub: A comprehensive term for a number of relatively low-stature, widely-spaced formations of shrubs and sub-shrubs, commonly occurring on open, sandy soils where groundwater is inaccessible to all but a few deep-rooted species. Dominants include Great Basin sagebrush, antelope bush, creosote bush, several species of *Atriplex* (saltbush), rabbitbrush, cheesebush, sages, winterfat, and burrobrush, often with one or more perennial grasses, needlegrasses, sand drop-seed) interspersed. Formations dominated by saltbushes

and other related taxa, which may be particularly common on alkaline soils, are sometimes called chenopod scrubs, in reference to the family *Chenopodiaceae*, which include most of the dominant species. Within the SEA, variations on this community often inter-grade with, or form understory within, juniper woodland and Joshua tree woodland. Variations are also found on lower slopes, around the buttes and on the adjacent valley floor. These formations also occur extensively within the desert-montane transect segment of the SEA.

- Chaparral: Consists of broad-leafed or needle-leafed, sclerophyllous (hard-leafed), medium height to tall shrubs that form a dense cover on steep slopes, usually below 5,000 feet in Southern California. Dominant species found within this community include scrub oaks (several species), chamise, manzanita, wild lilac, toyon, and western mountain-mahogany. This plant community occupies internal slopes, particularly on north-facing exposures, within the higher elevations of the SEA; shrubs are frequently interspersed as understory formations within oak and conifer woodlands.
- Grasslands: Consist of low, herbaceous vegetation that are dominated by grasses. This community also harbors native forbs and bulbs as well as naturalized annual forbs. Only fragmentary representatives of native grasslands exist within the SEA, mostly sand drop-seed colonies on relatively less-disturbed sandy substrates around the buttes. Non-native grassland consists of dominant invasive annual grasses that are primarily of Mediterranean origin. Dominant species within this “community,” which is a ruderal formation and not a true habitat or community, include oats, bromes, foxtail chess and other grasses, wild mustards and other disturbance-favored “weedy” taxa. Non-native grasslands and other ruderal formations occur in small patches throughout the SEA and over much of the land left fallow from agriculture.
- Southern willow scrub: A riparian community consisting of dense, broad-leafed, winter-deciduous riparian thickets occurring within and adjacent to seasonal or permanent water courses. The “scrub” formation generally is sub-mature, which is a state that is often maintained by frequent heavy overflooding, and may attain woodland or forest stature if undisturbed for several decades. Dominant species of this community within the SEA are mulefat, sandbar and arroyo willow. Within the SEA this community primarily occurs along portions of the tributary drainages to Little Rock and Big Rock Creeks, but elements of it also may occur around the periphery of ponds and marshes.
- Joshua tree woodland: An open formation dominated by Joshua tree, which usually is the only arborescent species, and with numerous smaller shrub species interspersed. Shrub species commonly associated with Joshua tree woodland habitat include creosote bush, Great Basin sagebrush, California buckwheat, saltbush, horsebrush, desert almond, and antelope bush. Joshua tree woodland is present in varying densities and age formations over much of the less-disturbed uplands around the two primary washes, and throughout the desert-montane transect.
- Juniper woodland: An open formation dominated by California juniper, often with an understory of desert scrub species, sometimes mixed with chaparral at middle elevations. This community is found on lower slopes in the San Andreas fault zone portion of the SEA, in places mixed with Joshua tree woodland and chaparral.
- Mixed conifer-oak woodland: Formations typically have an overstory of oaks (canyon, interior live) intermixed with bigcone spruce, incense cedar, and yellow pine, of varying densities and compositions depending upon slope orientation, substrates, and fire history. Understory vegetation usually is dominated by chaparral species such as scrub oak, manzanita, and wild lilac. This community occurs only in canyons in the higher elevations of the SEA.

- Southern cottonwood-willow riparian forest: A broad-leafed winter-deciduous habitat dominated by Fremont cottonwood, in places mixed with willow or western sycamore. Southern cottonwood-willow riparian forest (or woodland) occurs within the SEA along segments of Little Rock and Big Rock Creeks, and lines of trees around the periphery of irrigated sites, lakes and ponds.
- Mesquite bosque: Consists of dense thickets of mesquite trees, usually found where groundwater resources are sufficient in quantity and depth to support the trees. There are remnant patches of this habitat throughout the northern portion of the SEA, but most of the trees have declined or died as water tables have been drawn down. Several large, healthy stands of this habitat persist around the southern perimeter of the dry lakes.
- Freshwater marsh: Develops in areas of still or slow-moving permanent freshwater. This community is dominated by the perennial, emergent cattail, which may reach heights of seven feet and grow in such densities as to form a closed canopy. Bulrush may also occur or be dominant within freshwater marsh. This formation occurs only in scattered ponds and irrigation ditches through most of the SEA, but does form large, natural habitat areas at Piute Ponds and other pond sites around the dry lakes.
- Alkali marsh: Similar to the freshwater marsh described above but with more salt-tolerant plant species present. Species associated with this community include cattail, saltgrass, and common reed. Alkali marsh occurs in small segments along Amargosa Creek and other wetland areas scattered along the San Andreas Rift Zone.
- Alluvial wash and alluvial fan sage scrub: Sometimes also known as floodplain sage scrub, generally consist of a mixture of shrubs, which colonize and persist within infrequently scoured and flooded terrain such as floodplains, alluvial plains, or along seasonal streams. The dominant shrub in most washes is scalebroom, but Great Basin sage brush, rabbitbrush, sweetbush, and chaparral yucca also may occur in the habitat type. This vegetation type is common throughout the alluvial plains and washes in the SEA.
- Disturbed or barren areas: Either completely lack vegetation or are dominated by ruderal species. Ruderal vegetation typically found within the SEA includes non-native grasses and “weedy” herbaceous species, native and non-native, including doveweed, mustards, telegraph weed, Russian thistle, dock, yellow star thistle, Australian saltbush, and cocklebur. Disturbed areas occur throughout the SEA on fallow agricultural sites, around active agriculture and residential developments, along paved roads, fire breaks, dirt access roads, trails, and other similarly disturbed areas.

Wildlife

Wildlife within the SEA is moderately diverse and abundant, commensurate with the extensive acreage of natural open space and the relative diversity of habitat types. While a few wildlife species are entirely dependent upon a single vegetative community, the entire mosaic vegetation communities within the area and adjoining areas constitutes a continuum of functional ecosystems supporting a wider variety of wildlife species, both within the SEA boundaries and as a part of the regional ecosystem.

Analysis of invertebrates on any given site generally is limited by a lack of specific data; however, the size of the SEA and diversity of habitats present is considered sufficient to encompass healthy populations of a large number of invertebrate species, in excess of 1,000 terrestrial species. The wetlands and aquatic habitats within the SEA support diverse faunas of freshwater and alkaline pool

arthropods, including native fairy shrimp, brine flies, and tiger beetles. Insect orders are particularly well-represented taxonomically, with moderate levels of species endemism including, *Coleoptera*, *Diptera*, *Hymenoptera* and nocturnal *Lepidoptera*.

Amphibians generally are not present within desert habitats except where surface hydrology persists throughout the year or breeding season; consequently, a limited number of species may be abundant in desert riparian areas. The moister woodland areas and canyon bottoms of the montane portions of the SEA support abundant populations of more common amphibians, and in Little Rock Creek, the southwestern arroyo toad. Several species of salamander also may be present within the mesic upper reaches of the creek drainages. Open desert scrub habitats generally support diverse reptile populations, and the overall herpetofauna of the SEA would include numerous lizard and snake species, along with southwestern pond turtle and California desert tortoise.

Bird diversity within the SEA is related to habitat opportunities for year-round residents, seasonal residents, and migrating raptors and song birds. Open xeric scrub hosts a suite of birds typical of such sites over a wide range of deserts, while the transition zones in the southern portion of the SEA would attract species with desert and montane habitat preferences. The most productive sites for birds are the riparian corridors and freshwater systems, which attract large numbers of migrants during spring and fall, and provide abundant cover and food resources for songbird breeding use. The desert riparian woodlands and rocky buttes provide nest sites for raptors, many of which forage widely over desert scrub and agricultural lands. The playa lakes and seasonal pools, along with the ponds near the dry lakes, attract large numbers of migrating shorebirds, waders and waterfowl, and provide important winter foraging and sheltering areas for waterfowl and birds of prey.

- **Wildlife Movement:** The SEA extends from the National Forest to the playa lakes within Edwards AFB, encompassing the whole of the two largest drainages exiting the northern slope of the San Gabriel Mountain range, and its geographical features serve as a major habitat linkage and movement corridor for all wildlife species within its vicinity. Ecologically “generalist” species (mountain lion, black bear, bobcat, coyote, mule deer, gray fox, raccoon, etc.) have the ability to move across such vast areas and through changing habitat types. For such species, the SEA may serve as an important system for long-term inter-population genetic exchange. For smaller or less-mobile species, or taxa, which are more narrowly restricted in their habitat needs, the SEA can serve as a broad linkage zone, in which individual movement can take place during seasonal or population dispersal. This provides essential genetic exchange within and between metapopulations. The two drainages, combined with the upland terrestrial desert-montane transect portion of the SEA, insure linkage values and direct movement zones for all of the wildlife species present within the Los Angeles County portion of the Antelope Valley.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that are designated by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. This is due to the species’ declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following indicates the habitat as well as plant and animal species known to exist, or potentially present within the SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** This report/description supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity

Data Base (CNDDDB), 2000], because of their scarcity and support of a number of state and federally listed endangered, threatened, and rare vascular plants, as well as sensitive bird and reptile species. These communities include Joshua tree woodland, southern cottonwood-willow riparian forest, fresh-water marsh, alkali marsh, alluvial fan sage scrub, mesquite bosque, and southern willow scrub. These communities or closely related designations are considered highest-inventory priority communities by the CDFG, indicating that they are declining in acreage throughout their range due to land use changes.

- Sensitive Species: Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These species include, but are not limited to, bank swallow, black tern, burrowing owl, white-faced ibis, willow flycatcher, loggerhead shrike, tri-colored blackbird, Townsend's big-eared bat, spotted bat, fringed myotis, long-legged myotis, Mojave ground squirrel, and San Joaquin pocket mouse. In addition, the SEA includes locations of species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

Ballona Creek SEA

Ballona Creek is one of two remaining remnants of salt marsh between Ventura County and the Los Angeles-Orange County line. This type of habitat is one of the most productive in the world, and is used as a breeding ground by many marine and terrestrial organisms. Belding's savannah sparrow, a state recognized endangered species, occurs in the pickleweed flats on the south side of the creek. The California least tern breeds in the sandy areas around Ballona Lagoon, and is recognized as an endangered species by the state and federal governments.

The salt marsh, Ballona Creek Channel, Ballona Lagoon, and Del Rey Lagoon form an important complex of habitats that are heavily used by migratory birds. The area is recognized by ornithologists and bird watchers throughout the area for its rich birdlife during the spring and fall migrations, and during the winter season. This type of heavy use is common in salt marsh habitat, but has been artificially increased here by the loss of habitat in Marina Del Rey, and throughout most of Southern California. This forces these birds to concentrate in the few remaining areas. Loss of this habitat type has led to reductions in the numbers of these birds present along our coast.

The salt marsh and lagoon at Ballona Creek are heavily used by academic institutions and conservation groups for educational field trips. This area serves as a type specimen of salt marsh habitat, and is the only accessible example in Los Angeles County.

Cruzan Mesa Vernal Pools SEA

The Cruzan Mesa Vernal Pools Significant Ecological Area (SEA) lies in the southeastern end of the Liebre Mountains, north of the Santa Clara River, and southeast of Bouquet Canyon. The SEA boundaries encompass the watershed and drainages of the Cruzan Mesa and Plum Canyon vernal pools, considered as a single ecosystem within the SEA. The SEA is located within an unincorporated portion of Los Angeles County and lies entirely within the United States Geological Survey (USGS) California Mint Canyon Quadrangle.

The Cruzan Mesa Vernal Pools SEA includes mesas, canyons and interior slopes, with Plum Canyon creek running east-west through the southern portion of the overall SEA. The extent of the SEA encompasses the watershed supporting both of these regionally unique vernal pools, including the immediate watershed surrounding both systems and the corridor in between. Plum Canyon forms the major drainage running east-west through the southern portion of the SEA, draining west toward Bouquet Canyon. Uplands within the SEA are comprised of slopes and canyons supporting

coastal sage scrub or scrub-chaparral vegetation. The Cruzan Mesa vernal pool complex lies within an elevated, topographically enclosed basin atop an eroded foothill between Mint and Bouquet canyons. The Plum Canyon vernal pool, situated in a landslide depression on a hillside terrace, is smaller than the Cruzan Mesa pools, but possesses the same essential vernal pool characteristics as the larger system, and the two areas together form an ecologically functional unit.

The seasonally wet vernal pools and surrounding open coastal sage scrub and chaparral slopes support a wide variety of migrant and resident birds and other native sage scrub vertebrate species. The steep cliffs that surround Cruzan Mesa, especially along the southeast and north margins, provide protected sites for perching, roosting and nesting by a variety of birds of prey. The SEA supports several regional biological values. These values include: sensitive plant species unique to seasonal pools on heavy clay soils, several of which are at the northernmost point in their overall ranges; seasonal surface water, providing breeding sites for sensitive amphibians, including western spadefoot and Riverside fairy shrimp; vernal pools, found nowhere else in Los Angeles County, and their coastal sage scrub watershed serving as a hydrological filter; seasonal ponds and surrounding mesic vegetation providing essential foraging and wintering sites for migrating birds otherwise uncommon in the southern Liebre Mountains; steep cliffs surrounding the mesa tops and their crevices and cavities providing roosting and nesting sites in the otherwise brush-covered hillsides. These pools are also the only three or four such pools in this portion of Southern California. The sensitive resources they support are unique locally and regionally, and biologists consider these to be among most sensitive habitat types in Southern California.

Vegetation

The SEA encompasses formations of coastal sage scrub, vernal pool and non-native grassland. The vernal pool margins support limited densities of native grasses, but these do not form separate communities and are included within the vernal pool floral matrix. Sensitive plant species occurring or potentially occurring within the SEA are discussed below in the Sensitive Biological Resources section.

Plant communities within the SEA were classified using standard methodology and terminology. The communities discussed correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Descriptions and general locations of the each plant community present within the SEA are given below.

- Vernal pool: Sites occur in the SEA within the southern end of the Cruzan Mesa basin and on a landslide terrace on the northern slope of upper Plum Canyon, about one and one-half aerial miles southwest of the Cruzan Mesa pool system. True vernal pools, which are rare in Southern California and extremely rare in Los Angeles County, form seasonally in shallow, closed basins, usually where a lens of heavy clay soil holds surface water following rainfall events. Agency-listed sensitive plant species occurring within both of the SEA pool systems include California Orcutt grass and spreading navarretia, along with other vernal pool endemics such as hairgrass, woolly-marbles, waterwort, *Mimulus latidens* and water-starwort.
- Coastal sage scrub: Occurs throughout the slopes and ridges of most of the SEA, in places intermixed with chaparral elements. To some extent, the mosaic of coastal sage and chaparral reflects the fire history of any given portion of the site, with scrub formations generally occurring on sites that have more recently burned. However, some slopes within upper Plum and Mint canyons, where no fires have occurred for over 30 years, still support "pure" coastal sage scrub, suggesting that the formation is a climax community on those sites. Dominant species on most slopes within the SEA are California sagebrush, woolly blue-curls, chaparral yucca, black sage, Acton encelia, white sage, and chamise. A variety of less dominant

associated species are also present, including lance-leaved live-forever, common tarplant, California buckwheat, beavertail cactus, Turkish rugging, and Peirson's morning-glory. Discarded or cleared areas have regrown with a dense cover of oats and bromes, California poppy, fiddleneck, several species of lupines, popcorn flower, comb-bur and other disturbance-favored native annuals. Less-frequently disturbed portions of the upper watershed basin support dense stands of chamise – California scrub oak chaparral, with yerba santa abundant along dirt roads and other disturbed areas. In the lower portions of canyons and along Plum Canyon creek, where ground-water levels permit, giant rye grass, Mexican elderberry, acourtia, redberry, toyon, holly-leaved cherry, Fremont cottonwood, western sycamore, and arroyo willow occur.

- Non-native grassland: Generally consists of invasive annual grasses, which are primarily of Mediterranean origin, and which have become the dominant ground cover formation on disturbed sites throughout the western states. Common species within this “community,” which is a ruderal formation and not a true habitat or community, include oats, bromes, foxtail chess, and other grasses, along with wild mustards, yellow star thistle, wire lettuce, sow thistle, milk thistle, and other disturbance-favored “weedy” taxa. Non-native ruderal formations occur over most of the Mesa around the vernal pools, where coastal sage scrub has been disturbed or removed, in small strips and patches throughout the SEA primarily along disturbed dirt road edges and where grading or other substrate disturbances have not regrown to native species.
- Mainland cherry forest: Is not well described but is typically composed of tall stands of hollyleaf cherry on rocky, dry slopes. Within the SEA, this community is not well developed and intermingles with chaparral. It can be found in a single narrow patch on a slope in the southwest portion of the SEA.

Wildlife

Wildlife diversity and abundance within the SEA are moderate, commensurate with the relative homogeneity of the natural open space habitat types. A number of local wildlife species are more-or-less dependent upon coastal sage scrub or scrub-chaparral formations, while other species are strictly limited to seasonal pool habitats. The two vernal pool systems in the SEA, along with the coastal sage scrub-chaparral uplands surrounding and connecting them constitutes a single, integrated functional ecosystem for wildlife species, both within the SEA boundaries and as a part of the larger regional scrub-chaparral ecosystem.

Analysis of invertebrates on any particular site usually is limited by a lack of specific data, but the fact that the SEA contains only two primary natural habitat types insures that there is sufficient acreage to support healthy populations of whatever invertebrate species are present, probably several hundred terrestrial species. The vernal pools, when ponded, form aquatic habitats for a moderately diverse fauna of freshwater arthropods and other invertebrates, including native fairy shrimp, aquatic flies, diving beetles, water scavengers, ostracods, and snails. The only insect order presently known to have a vernal pool endemic within the SEA is Coleoptera, with one vernal pool ground beetle species thus far having been found.

Amphibians generally are relatively common in coastal sage scrub habitats with persistent surface hydrology during the breeding season, and the SEA supports abundant populations of Pacific chorus frog, western toad, and western spadefoot toad. At least two species of salamander also may be present within more mesic portions of the surrounding canyons and chaparral.

Reptile populations in the SEA would include numerous lizard species, including San Diego banded gecko, yucca night lizard, side-blotched lizard, western fence lizard, western skink, San Diego

alligator lizard, coastal western whiptail, San Diego horned lizard, and silvery legless lizard. A robust snake fauna also would be expected within the SEA, including western blind snake, coachwhip (“red racer”), chaparral whipsnake, coastal patch-nosed snake, California rosy boa, San Diego gopher snake, California kingsnake, California mountain kingsnake, night snake, and southern Pacific rattlesnake.

Bird diversity within the SEA is related to habitat opportunities for year-round residents, seasonal residents, migrating raptors and song birds. Open coastal sage scrub hosts a suite of birds typical of such sites at lower elevations over most of the coastal slopes of Southern California. The most productive sites for resident coastal sage scrub and chaparral birds are around riparian and freshwater systems, which also attract large numbers of migrants during spring and fall. The vernal pools attract moderate numbers of migrating waders and waterfowl, and provide important winter foraging areas for resident and migratory birds of prey. Coastal sage and chaparral birds resident or breeding within the SEA include ashy rufous-crowned sparrow, Bell’s sparrow, black-chinned sparrow, lark sparrow, California thrasher, spotted towhee, California towhee, phainopepla, northern mockingbird, lazuli bunting, and several species of hummingbird, with additional species (western meadowlark, California horned lark, and perhaps also savannah and grasshopper sparrows) nesting and foraging in the grassland and ruderal habitats surrounding the vernal pools. Birds of prey observed around the vernal pools include red-tailed hawk, northern harrier, white-tailed kite, prairie falcon, and golden eagle. Barn owl, great horned owl, and common raven all nest in the cliffs surrounding Cruzan Mesa.

- **Wildlife Movement:** The vernal pools situated within this SEA serve as isolated, high resource quality habitat linkage sites for migratory waterfowl. The vernal pools teem with arthropod and amphibian activity, and so provide essential feeding grounds for long-distance migrants, as well as for resident species of reptiles, birds and mammals. The ponds do not lie within any identified terrestrial movement routes for wildlife, but may serve as important seasonal watering sites for species moving through and across the Plum Canyon divide between Mint and Bouquet canyons. The Plum Canyon stream channel undoubtedly serves as a movement pathway for more mobile species of terrestrial mammals, but it no longer links any larger habitat areas directly, due to land conversion in Mint and Bouquet Canyon.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that have been accorded special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise of concern, principally due to the species’ declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following indicates the habitats as well as plant and animal species present, or potentially present within the SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** This description supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Data Base (CNDDDB)], because of their scarcity and support of a number of state and federally listed endangered, threatened, and rare vascular plants, as well as sensitive bird and reptile species. These communities include coastal sage scrub, mainland cherry forest, and vernal pool. These communities or closely related designations are considered highest-inventory priority communities by the CDFG, indicating that they are declining in acreage throughout their range due to land use changes.

- Sensitive Species: Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These sensitive species include, but are not limited to, spreading navarretia, California Orcutt grass, Vernal pool fairy shrimp, San Diego fairy shrimp, Riverside fairy shrimp, golden eagle, California gnatcatcher, San Diego black-tailed jackrabbit, San Diego desert woodrat, and southern grasshopper mouse. In addition, the SEA identifies species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

East San Gabriel Valley SEA

The East San Gabriel Valley SEA is located in the easternmost portion of the San Gabriel Valley. For the purpose of delineating an area-wide ecological unit with interacting component habitat areas, this SEA includes incorporated as well as unincorporated lands. The area represents several ridgelines and hilltops and a major drainage at the eastern end of the San Jose Hills, which have been surrounded by urban development over the past four decades. The largest component of this SEA is Frank G. Bonelli Regional County Park (Bonelli Park) and a portion of Walnut Creek Park, both of which are unincorporated. Other component parts are South Hills Park and surrounding undeveloped land in the City of Glendora, Buzzard Peak and undeveloped hillsides to the southwest within the cities of West Covina and Walnut, undeveloped slopes to the west of Bonelli Park and Interstate 210 (I-210) in the City of San Dimas, and Elephant Hill and an adjoining ridgeline in the City of Pomona.

The East San Gabriel Valley SEA is comprised of five component parts. The location and configuration of this SEA and its parts are primarily defined by the urbanization of the eastern San Gabriel Valley which has occurred over the more developable valley floor and lower slopes of the San Jose Hills. As a consequence, the SEA resembles an "archipelago" encompassing portions, or islands, of undeveloped ridgelines, hilltops and drainages between the San Gabriel Mountains to the north and the Puente Hills to the south.

Generally, the topography within this SEA consists of moderate to steep hillsides with north, south, east and west slope aspects. Ridgelines vary in width from narrow to broad with well defined drainages in between. One major drainage, Walnut Creek, and a man-made reservoir, Puddingstone Reservoir, are found within this SEA. Elevations range from a low of approximately 560 feet above Mean Sea Level (MSL) in the Walnut Creek drainage to a high of approximately 1,375 feet above MSL at Buzzard Peak.

The biological communities found in this SEA vary according to physical habitat conditions (i.e., slope exposure, soil type and depth, and the availability of water) and the area's history of grazing practices. Elevation plays almost no role in defining habitat types. Many slopes support oak and walnut woodland, which often intergrade with prevalent stands of mixed chaparral. Coastal sage scrub is also found on slopes with shallower, drier soils. Drainages are typically vegetated with oak riparian woodlands and forests, with stands of western sycamore and willow woodland. More moderate slopes and broader ridgelines have been subjected to livestock grazing. In these areas, the dominant vegetation consists of open non-native grassland. Oftentimes, grassland exists as the understory ground cover for wooded areas creating oak and walnut savannahs. Small isolated areas of freshwater marsh are also found around Puddingstone Reservoir.

Vegetation

The variety of topography, soil types, slope aspects and water availability within this SEA create a range of physical habitats, which support numerous plant species. Many species, although often different in their growth form, prefer similar habitat characteristics and are often found in recurring

assemblages to form plant communities. Eight major plant communities are found within the East San Gabriel Valley SEA. Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species and/or commonly used terminology.

- Oak woodland: Is a plant community dominated by species of the genus *Quercus*. Within this SEA the dominant species is the coast live oak, which typically grows to heights of 20 to 40 feet and forms either closed or open canopies. Understory vegetation varies from grassland in areas subject to grazing to shrubs where topography is steeper and/or grazing has been relaxed. This vegetation may also intergrade with shrub communities. Within this SEA, oak woodland is scattered throughout all components where it is most prevalent on north-facing slopes and in drainage bottoms.
- Oak riparian forest: A highly related community found in the SEA includes oak riparian forest. It is also dominated by coast live oak. The primary difference between oak woodland and oak riparian forest is the greater availability of water in riparian situations, which is expressed in a dense tree canopy cover and tree clusters. A greater number of hydrophytic (water favoring) plant species are also found in the understory. Typical riparian trees, such as western sycamore and willow occasionally occur as well. Oak riparian forest is most well developed within Walnut Creek. Riparian trees are also scattered in other drainages throughout the Buzzard Peak component of this SEA.
- Walnut woodland: This community is dominated by the California walnut, which grows 10 to 30 feet high. More often than not, the California walnut grows in open stands; however, closed tree canopies are not uncommon. In similar fashion to oak woodlands its understory varies from grasses to shrubs. Thus, it forms stands ranging from savannahs to forests throughout the East San Gabriel Valley SEA. It is most common within the Bonelli/Walnut Parks, South Hills, and Buzzard Peak components.
- Southern willow scrub: Is found along Live Oak Creek upstream and at the point where the creek flows into Puddingstone Reservoir in the Bonelli/Walnut Parks component. Smaller patches of this community are also found scattered along drainages in the Buzzard Peak component. This community is dominated by species of willow, which form nearly monotypic stands due to their dense growth. These stands generally reach 10 to 20 feet in height with little understory vegetation.
- Mixed chaparral: Is a shrub community composed of robust species. Within this SEA these species include laurel sumac, toyon, lemonadeberry and Mexican elderberry. Along with other shrub species, chaparral forms dense vegetation covers growing five to ten feet in height. The development of chaparral is most pronounced within the South Hills, Bonelli/Walnut Parks, and Buzzard Peak components.
- Coastal sage scrub: exhibit less robust structure within this SEA. This plant community is dominated by California sagebrush, California encelia, white sage, black sage, and California buckwheat. Coastal sage scrub also forms dense stands, which grow three to four feet in height. Within this SEA, it is generally found in scattered patches, which are highly integrated with mixed chaparral. These communities are primarily located in the South Hills, Bonelli/Walnut Parks, Via Verde, and Buzzard Peak components.
- Non-native grassland: Consists of non-native annual grasses and forbs. These

opportunisticly growing species include brome grasses, wild oats and mustards. Characteristic of other parts of Southern California, this community became established as a result of livestock grazing. In the process native vegetation is removed, sometimes by mechanical means, and replaced by more adventitious species. Non-native grassland is found throughout all components of this SEA.

- Freshwater marsh: Small areas supporting freshwater marsh are found at scattered locations along the shoreline of Puddingstone Reservoir. This community may also exist at other locations, in or adjacent to artificially created impoundments used to water livestock. Freshwater marsh requires perennially shallow water or saturated soils. Dominant plants are comprised of emergent species including cattails and bulrushes.

Wildlife

Wildlife populations within the East San Gabriel Valley SEA are generally expected to reflect lower diversity and abundance. This is due to the influences of surrounding development and location of recreational uses over relatively large areas of the SEA components, which tends to compromise habitat quality and value. Analysis of invertebrates on any given site generally is limited by a lack of specific data; however, the SEA is considered sufficient to encompass moderately healthy populations of common invertebrate species. Fair numbers of amphibians are expected to be present primarily due to the aquatic and semi-aquatic habitats provided by Puddingstone Reservoir, and riparian habitats along Live Oak Channel and Walnut Creek. Diversity and evenness among these populations, however, is likely to be degraded due to history of urbanization resulting in few species adaptable to this sort of environment.

Similar effects would be anticipated for reptiles. Reptilian species typically found in suburban and rural areas are expected in relatively high numbers. Less common, and perhaps, locally extinct would be those species that are more secretive in their habitats and/or are not as prolific.

A surprisingly high diversity of birds are documented within this SEA including a population of California gnatcatcher, a federally threatened species. For numerous upland, raptorial, and water associated birds the East San Gabriel Valley SEA provides a mosaic of habitats. Between woodland, shrubland, grassland and wetlands, diverse populations of birds are able to meet nesting, foraging, and migratory requirements.

Mammal populations also reflect the suburban environs imparting this SEA. Small mammals are expected to be uneven in their diversity with more adaptive, introduced European species in greater numbers compared to others species. Medium sized mammal populations are expected to exhibit the same characteristics. Large mammals are largely absent on a resident basis.

- Wildlife Movement: The East San Gabriel Valley SEA represents the only regional wildlife linkage between the San Gabriel Mountains and the Puente Hills/Chino Hills complex. Unlike the commonly held concept of a corridor, however, this SEA contains a series of discontinuous habitat blocks and patches rather than an unbroken corridor for movement. As such, this SEA facilitates movement and exchange between larger habitat areas by permitting terrestrial "island-hopping" between the SEA components.

Using birds as an example, movement may be initiated by an individual or group of birds in either the San Gabriel Mountains or the Puente Hills. Larger species, with the capacity to cover long distances, may make the passage as one segment of its journey. Smaller species, however, lacking physical or behavioral capacity may not be able to attain this movement under normal circumstances. By utilizing various component parts of the SEA, the same species can cover this journey in several

smaller trips. The same example may also apply to winged insects and wind-borne plant pollen. Interaction between, not just through the components can occur as well.

This same function probably does not apply to other taxonomic groups. It is highly doubtful that amphibian, reptile and most mammal populations use this corridor as effectively as birds, if at all. Mule deer, for example, do not occur within Bonelli Park but are common in the San Gabriel Mountains and the Puente Hills. However, some mammals, which tolerate urban environments; such as Virginia opossum, raccoon, and striped skunk, use the corridor in the manner described. Even mountain lions periodically enter Bonelli Park and Walnut Creek Park from the outside by way of travel routes related to SEA components.

The manner in which the East San Gabriel Valley SEA allows wildlife populations in different areas to interact is less than ideal. However, exchange in the manner described above is dictated by the widespread urbanization of the region; it is the only remaining way regional interaction can occur and contribute to the maintenance of genetic variability and health of regional wildlife populations.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that have been given special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive. This is principally due to the species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the East San Gabriel Valley SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** This report/description supports several habitat types considered sensitive by resource agencies, namely the CDFG, due to scarcity and serving as habitat for a number of state and federally listed endangered, threatened, and rare vascular plants, bird and reptile species. Vegetation communities include: oak riparian woodland, walnut woodland, southern willow scrub, coastal sage scrub, and freshwater marsh, which occur throughout the area. These communities, or closely related designations, are considered highest-inventory priority by the CDFG, indicating that they are experiencing a decline throughout their range. The distribution and floral composition of these communities is discussed above.
- **Sensitive Species:** Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These species include, but are not limited to, Braunton's milk vetch, Mexican flannelbrush, thread-leaved brodiaea, California brown pelican, bald eagle, southwestern willow flycatcher, California gnatcatcher, and least Bell's vireo. In addition, the SEA identifies other species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

El Segundo Dunes SEA

The El Segundo Dunes, located at the west end of the Los Angeles International Airport, are the last remnants of a coastal dune system that once stretched several miles further, north and south. The vegetation found here does not occur anywhere else in the County, and is uncommon throughout southern California. The vegetation is southern dune scrub which is adapted to sandy, well-drained soils. The vegetation shows zonation, changing gradually as one moves away from the immediate

coast into coastal sage scrub. Many plants and invertebrates are restricted to this environment and are not found elsewhere. One of these endemic organisms is the El Segundo Blue (*Shijimiaeoides battoides allyni*), a butterfly species. The distribution of this butterfly is entirely restricted to the El Segundo Dunes. Because of its rarity and highly limited range, the butterfly is officially recognized as an endangered species by the U.S. Fish and Wildlife Service. This small piece of dune habitat is extremely valuable as the final example of a community, which was once more common than at present along the Los Angeles County and Southern California coastline.

Griffith Park SEA

Griffith Park lies at the eastern end of the Santa Monica Mountains. It supports the coastal sage scrub, chaparral, riparian, and southern oak woodland plant communities that are typical in the interior mountain ranges of southern California. What makes Griffith Park important is its geographical location. It has become an island of natural vegetation surrounded by urban and suburban development.

These isolated areas are important for preserving and documenting the geographical variability of vegetation and wildlife that formerly occurred throughout the region. They serve as reservoirs of native species that could be of scientific and economic value in the future. In addition, birds rely on these islands for areas to rest and feed along their north-south migration routes. In the case of Griffith Park, this function is made even greater than might be expected because it serves as a corridor for any gene flow and species movement that may still take place between the Santa Monica and San Gabriel Mountains via the Verdugo Mountains.

Harbor Lake Regional Park SEA

Harbor Lake Regional Park supports one of two remaining wetlands that once covered the South Bay area. The freshwater plants and animals found here are completely surrounded by residential and industrial facilities. This type of habitat has been filled, drained, and lost to development throughout most of Los Angeles County. In some areas, man-made lakes and ponds have created small freshwater marshes along their edges, but this is minimal when compared to the large expanses of freshwater marsh that were once found in the Los Angeles basin.

Freshwater marsh habitat supports a great diversity of wildlife. Most of the bird species found here are dependent in some way on the surface moisture and vegetation, and would not be able to survive without it. It is also a habitat that supports several species of amphibians. Frogs and toads can be found here that are becoming extremely difficult to find throughout Southern California. The marsh is also an important area for migratory birds. Because Harbor Lake Regional Park and Madrona Marsh are the only habitat of this type in southern Los Angeles County, they serve as miniature wildlife refuges. Waterfowl, shorebirds, marsh birds, and others can be found on the marsh in numbers during the spring and fall migration.

Joshua Tree Woodland SEA

The Joshua Tree Woodlands Significant Ecological Area (SEA) is located in the western portion of the Antelope Valley west and northwest of the Antelope Valley California Poppy Reserve in an unincorporated area of Los Angeles County. The SEA consists of six separate units, five of these areas are in close proximity to each other between the Kern County line to the north, the California Aqueduct and Fairmont Butte to the south, 220th Street West to the west, and 140th Street West to the east. The sixth, and furthest western extent of Joshua tree woodland in Southern California, is located partially within the Angeles National Forest, east of the Interstate-5 freeway.

The topography of the SEA is extremely flat with the land sloping less than 200 feet in approximately

five miles. The location and orientation of the SEA represents a matrix of remnant stands of Joshua tree woodland among a patchwork of disturbed areas. Nearly all of the land within the SEA is undisturbed and vegetated. Most of the land surrounding the SEA is disturbed in the form of agricultural use with a few scattered rural residences. All of the acreage within this SEA is in unincorporated County jurisdiction.

Vegetation

Vegetation within the Joshua Tree Woodland SEA is limited to a few plant communities with relatively few species. However, the dominant community, Joshua tree woodland, is in good condition throughout most of the SEA and includes many mature stands. All plant species observed or recorded in previous documentation within the study area are indicated in the Comprehensive Floral & Faunal Compendium of the Los Angeles County SEA Update Study 2000 Background Report. Sensitive plant species occurring or potentially occurring within the SEA are discussed below in the Sensitive Biological Resources section.

Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed in this study correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within them and/or commonly used terminology.

- Desert scrub: Is a moderately tall, fairly open shrubland with several species contributing to the canopy. Dominants often include Great Basin sage brush, antelope bush, saltbush, and/or rabbitbrush, with several perennial grasses dispersed between the shrubs. Within the SEA, this community intergrades with Joshua tree woodlands.
- Non-native grassland: Consists of dominant invasive annual grasses that are primarily of Mediterranean origin. Dominant species found within this community include slender oats, wild oats, ripgut brome, foxtail chess, golden tops, *Mediterranean Schismus*, and wild mustard. Non-native grasslands are located in small patches intermingling with Joshua tree woodland throughout the SEA.
- Joshua tree woodland: Is an open woodland with Joshua tree usually as the only arborescent species with numerous smaller shrub species interspersed between. Shrub species include Great Basin sagebrush, antelope bush, saltbush, rabbit brush, and creosote bush. Joshua tree woodland occupies approximately 95 percent of the SEA.
- Juniper woodland: Is an extremely open woodland dominated by California juniper, with an understory typical of desert scrub as it is described above. This community is dominant in a few areas within the SEA but is usually loosely scattered within the Joshua tree woodland.
- Disturbed or barren areas: Either completely lack vegetation or are dominated by ruderal species. Ruderal vegetation typically found within the SEA includes non-native grasses and weedy herbaceous species, native and non-native, including doveweed, mustards, telegraph weed, Russian thistle, dock, yellow star thistle, Australian saltbush, and cocklebur. Disturbed areas occur around five of the six SEA units and include active and fallow agriculture and residential developments, paved roads, dirt access roads, and other similarly disturbed areas.

Wildlife

Wildlife populations within the SEA reflect somewhat lower diversity and abundance for the habitat types present due to the small size of the SEA areas, the homogeneity of the topography and

habitat, and influences of edge effect from surrounding agricultural lands uses. An assessment of invertebrate populations is made difficult due to the lack of data but the SEA is sure to include more common species in fair numbers. Amphibian populations are generally scarce in desert communities and no riparian habitat is available within the SEA. Many essential reptilian habitat characteristics such as open habitats that allow free movement and high visibility and small mammal burrows for cover and escape from predators and extreme weather are present within the SEA. These characteristics as well as the availability of fallen and decomposing woody material are likely to support a wide variety of reptilian species.

The scrubland, woodland, and grassland habitats in the SEA provide foraging and cover habitat for year-round resident and seasonal resident song birds. In addition, the SEA encompasses abundant raptor foraging, perching, and nesting habitat. The combination of these resources provide for a diversity of bird species.

Mammal populations are suggested to also reflect the generally disturbed environs influencing this SEA. Small mammals are expected to be uneven in their diversity with more adaptive species and introduced European species being in high numbers compared to others. Medium sized mammal populations are expected to exhibit the same characteristics. Large mammals are largely absent on a resident basis. Sensitive wildlife species occurring or potentially occurring within the SEA are discussed in the Sensitive Biological Resources section of this document.

- **Wildlife Movement:** Wildlife movement within the Joshua Tree Woodland SEA is limited to local movement. Animals foraging within the SEA are unlikely to occur in concentrated areas due to the homogeneity of the topography and habitat of the SEA. However, local movement to and from the different SEA areas as well as to and from the San Gabriel Mountains and the Tehachapi Mountains is restricted due to the disturbed nature of the Valley floor. Wildlife movement, therefore, is likely to converge in areas where movement is still possible causing concentrated movement areas or bottlenecks.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species granted special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive due to the species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** This report/description supports one habitat type, Joshua tree woodland, considered sensitive by resource agencies, namely the CDFG California Natural Diversity Database (CNDDDB)], because of its scarcity and support of a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species. Joshua tree woodland occurs throughout the study area. This community is considered a highest-inventory priority community by the CDFG, indicating that it is experiencing a decline throughout its range.
- **Sensitive Species:** Sensitive species include those listed, or candidates for listing by the USFWS, the CDFG, and the CNPS. These species include, but are not limited to, alkali mariposa lily, California horned lizard, golden eagle, Swainson's hawk, burrowing owl, loggerhead shrike, western mastiff bat, and Tehachapi pocket mouse. In addition, the SEA

identifies other species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

Malibu Coastline SEA

This area is a relatively undisturbed coastal region where upwelling of nutrient-rich waters and a variety of habitats support highly productive and extremely diverse marine communities. The area possesses some of the best kelp bed habitat south of Santa Barbara, and supports the only remaining natural kelp beds off the mainland coast of Los Angeles County. This kind of area may be one hundred times more productive than adjacent sand bottom communities, and provides refuge, food, and nursery grounds for thousands of species.

Rocky outcrops alternate with sandy stretches along this coastline, and outcrops are found to a depth of 600 feet. The stability of the substrate and the variety of exposures provide microhabitats for a great number of organisms. Characteristically, rocky shorelines from the lower intertidal zone to about 100 foot depth can be the most biologically active areas in the world. Point Dume is the only place rocky intertidal habitat occurs between Palos Verdes Peninsula and well into Ventura County.

This coastline also possesses the only complete, undisturbed sandy beaches remaining in Los Angeles County. Although very dynamic in physical stability and therefore unfavorable for the development of a diverse biological community, these areas do offer habitat for a number of organisms. An important microcommunity of decomposers is present. Sandy beaches provide feeding areas for many bird species. In addition, the soft substrate offers a repository for eggs and nursery grounds for many species. This shoreline remains in essentially a native state as a remnant of what once was typical of rock and sand shoreline in southern California. Artificial modifications have been limited to small local areas. West of Point Dume some minor pollution does occur but the kelp is healthy. East of Point Dume there is minor to moderate pollution and kelp does not grow below 35 feet.

Palos Verdes Peninsula Coastline SEA

Unparalleled headlands, rocky shoreline, and the land-sea interface provide for a tremendous variety of biotic resources in this area. It is one of the most biologically diverse and productive regions in Los Angeles County, and contains several biotic communities including rocky intertidal, kelp bed, coastal strand, and coastal sage scrub. One small sandy beach is periodically present on an ephemeral basis at Portuguese Bend. This ten mile stretch of coastline, between Point Fermin and Bluff Cove, is the only sizeable rocky intertidal area in the county.

Rocky shores support a great number of species. This is primarily due to the highly diverse, oxygen and food-rich environment offered by this habitat. These features are provided by the stability and variety of substrates present, the aeration of water through wave splash, and the upwelling of nutrient-rich waters along the southern California coast.

Kelp beds dominated by giant kelp (*Macrocystis pyrifera*), are found in some locations in the area. These have tremendous value to the biota of inshore areas. Where they occur they may locally account for 90 percent of the biomass. They provide food and habitat for hundreds of species. Many of the species this habitat supports are the basic component of the food chains of inshore fishes. Kelp beds are also important because they reduce wave shock to shorelines. This protection helps maintain the abundance and complexity of marine life found there.

Kelp beds were originally common off the southern California coast wherever rocks were present at shallow depths. However, due to man-made and natural phenomena, this habitat has been severely diminished in the region, and is now rare in Los Angeles County. A kelp bed habitat restoration

program has begun in the area, and kelp has been reestablished at abalone Cove and Halfway Point. Smaller colonies are now reestablishing elsewhere.

The coastal cliffs found in the area range in elevation from 100 to 300 feet and support coastal sage scrub and coastal strand. These and offshore rocks offer ideal roosting and feeding sites for numerous shorebirds, gulls, and other seabirds, including the endangered brown pelican. The area is an important stop for migrating birds as they fly along the coast or across the Santa Monica Bay. In addition, the bluff tops, which are now abandoned agricultural fields, are utilized by many species as wintering feeding grounds. One endangered species, the peregrine falcon, and one very uncommon species, the prairie falcon, have been known to winter here in recent years.

The bluff tops and cliffs have been disturbed by pedestrian use, residential development, and agriculture. Only very small, isolated ravines remain in a natural state. The health of the marine environment is relatively poor. The shoreline suffers major biological impairment. This is commonly blamed on over collection by humans, and intense pollution.

Point Dume SEA

Point Dume is one of two remaining areas in Los Angeles County where a diverse and healthy mixture of terrestrial and marine habitats can be found in close association. Marine habitats consist of an unprotected rocky shore with outlying reefs, rocks, kelp beds, sandy beach pockets, and numerous small caves. Due to strong upwellings along the coast bringing in nutrient-rich waters, they possess highly diverse and productive marine communities. This relative healthiness is also due to limited public access, which has protected the fragile marine ecosystems.

Coastal strand vegetation is found on sandy beaches below bluffs rising 100 to 200 feet above the coast. *Coreopsis gigantea* and *Dudleya caespitosa* are found in these communities at the southern limit of their range. Several small drainages cut through the bluffs and extending up to a mile inland. The slopes are covered by Venturan coastal sage scrub. The value of these communities is increased by the unique geographic position of Point Dume. This headland extends into Santa Monica Bay more than a mile beyond the rest of the Malibu coast, and it is located within the Pacific Flyway. As result, the area is an important resting and jumping-off point for migratory birds. Without the remaining terrestrial habitats, this refuge would be lost.

Portuguese Bend Landslide SEA

The Portuguese Bend Landslide is the largest area of natural vegetation remaining on the Palos Verdes Peninsula. The geographical location and geological history of the peninsula make remaining habitat extremely valuable for ecological and scientific reasons. The peninsula, which was an island in recent geological time, has close floral and faunal similarities to the Channel Islands. This feature makes the Portuguese Bend Landslide area a natural research laboratory for the study of island biogeography and evolutionary ecology.

The vegetation found in the area is coastal sage scrub. This plant community supports a surprising number and variety of species. There are at least three races of birds resident on the peninsula that are found nowhere else except the Channel Islands. These are the insular forms of the orange-crowned warbler, western flycatcher, and Allen's hummingbird. The same phenomena have been documented for plant species. A species of live-forever, *Dudleya virens*, which is endemic to the Channel Islands and the Palos Verdes Peninsula, is found near Point Vicente.

The area also serves as habitat to many migrating birds moving through the region in fall and spring. The Peninsula is a headland that juts into the Pacific several miles further than the surrounding

coastline. Migrating terrestrial and shore birds flying over the open ocean on their north--south migration along the Pacific Flyway, spot this headland and stop to rest and feed. Many of these birds will stay and spend the winter in the area. Thus, the geographic position makes this habitat much more important than might otherwise be expected.

Puente Hills SEA

The Puente Hills Significant Ecological Area (SEA) is located in the Puente Hills in southeastern Los Angeles County. The Puente Hills are an inland topographical feature separating the San Gabriel Valley to the north and the coastal plain to the south. The hills are oriented in an east-west manner and stretch from the San Gabriel River on the west approximately to the county line on the east where they transition into the Chino Hills. They are the northwestern end of the group known as "Peninsular Ranges" that extends south into San Diego County and east to the San Jacinto massif. The SEA includes portions of the Whittier Narrows Dam Recreation Area and Flood Control Basin and most of the undeveloped land in the Puente Hills in Los Angeles County.

The Puente Hills SEA encompasses the remaining relatively undisturbed habitat areas in the Los Angeles County portion of the Puente Hills. These include: portions of the Montebello Hills, Whittier Narrows, Sycamore Canyon and Turnbull Canyon in the west; Powder Canyon in the central portion of the SEA; and Brea Canyon and Tonner Canyon in the east. Each of these areas contains relatively undisturbed examples of woodland, shrubland, grassland and wetland communities that once existed throughout the inland hills complex of the Los Angeles basin. Elevations range from approximately 200 to 1,476 feet above mean sea level (MSL).

Included among these habitats are excellent examples of oak woodland, oak riparian forest, southern willow scrub and walnut woodland. Intermixed with these are stands of mixed chaparral, coastal sage scrub and grasslands, which, taken as a whole, form a valuable wildlife habitat unit of regional importance for Los Angeles County and the peninsular Ranges of Southern California.

Interconnecting these habitat areas are corridors of native vegetation, naturalized vegetation or sparsely developed land. While the last two types of areas do not represent key regional habitats, they have been recommended for inclusion in the SEA recognizing the importance of maintaining exchange between plant and animal populations throughout the Puente Hills, the Chino Hills and Santa Ana Mountains.

Vegetation

The variety of topography, soil types, slope aspects and water availability within this SEA creates a range of physical habitats, which support numerous plant species. Sensitive plant species occurring or potentially occurring within the SEA are discussed below in the Sensitive Biological Resources section. Many of these species, although often different in their growth form, prefer similar habitat characteristics and are often found in recurring assemblages, forming plant communities. Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within them and/or commonly used terminology.

- Oak woodland: Is a plant community dominated by species of the genus *Quercus*. Within this SEA the dominant oak is the coast live oak, which typically grows to heights of 20 to 40 feet and occurs in both closed and open tree canopy configurations, called "woodland" and "savannah" respectively. Understory vegetation varies from grassland in areas subject to

grazing to shrubs where topography is steeper and/or grazing has been less intense. Oak woodlands may intergrade with shrub communities. Within this SEA, oak woodland is scattered throughout many hillsides, drainages and broad valleys. It is most prevalent on north-facing slopes and in drainage bottoms. Particularly large complexes of oak woodland are found in Powder Canyon, Brea Canyon, and Tonner Canyon.

- Oak riparian forest: A highly related community found in this SEA is oak riparian forest. This community is also dominated by coast live oak. The primary differences between oak woodland and oak riparian forest are the existence of a drainage adjacent to oak riparian forest and coincidence of oaks with riparian vegetation that is found only near water. There is availability of water in riparian situations, which leads to a denser tree canopy and higher density of trees. There is also a greater number of hydrophytic (water favoring) plant species in the understory. Typical riparian trees such as western sycamore and willow commonly co-occur with the oaks. Oak riparian forest is best developed within the Sycamore Canyon, Turnbull Canyon, Powder Canyon, Brea Canyon, and Tonner Canyon drainages. It is also scattered in other drainages throughout the SEA.
- Walnut woodland: Often intergrades with oak dominated woodlands or develops as a distinct community. This community is dominated by the Southern California black walnut, which grows 10 to 30 feet high. More often than not, the Southern California walnut grows in open stands; however, closed tree canopies are not uncommon. In similar fashion to oak woodlands its understory varies from grasses to shrubs. Thus, it forms stands ranging from savannahs to forests throughout the Puente Hills SEA. It is most common on the hillsides of Brea Canyon and Tonner Canyon where it forms some of the best developed examples of walnut woodland south of Ventura County in Southern California.
- Southern willow scrub: Well developed southern willow scrub communities are found along several major canyon bottoms in this SEA, particularly Brea Canyon and Tonner Canyon. Smaller patches of this community are also found scattered along smaller drainage and tributaries, as well as at seeps and around artificially created impoundments used for livestock watering. This community is dominated by species of *Salix*, which form dense, nearly monotypic stands. These stands generally reach 10 to 20 feet in height with little understory vegetation.
- Mixed chaparral: Is a shrub community composed of robust species. Within this SEA these species include laurel sumac, toyon, lemonadeberry and Mexican elderberry. These and other shrub species form dense vegetation covers growing five to ten feet in height. The development of chaparral is most pronounced and extensive within Sycamore Canyon, Turnbull Canyon, Brea Canyon and Tonner Canyon.
- Coastal sage scrub: A shrubland community exhibiting less robust structure found in this SEA is coastal sage scrub. This plant community is dominated by California sagebrush, California buckwheat, California encelia, white sage, and black sage. Coastal sage scrub sometimes forms dense stands, which grow three to four feet in height. Within this SEA it is generally found in scattered patches, which are highly integrated with mixed chaparral. This vegetation is even common in areas being used for oil extraction where, despite disturbance, coastal sage scrub persists.
- Non-native grassland: Is dominated by non-native annual grasses and forbs. These opportunistically growing species include brome grasses, wild oats and mustards. As is characteristic in other parts of Southern California, this community became established as a result of livestock grazing, whereby native vegetation is removed (sometimes by mechanical

means) and replaced by more adventitious species. Non-native grassland is found throughout all areas of this SEA.

- Freshwater marsh: Small areas supporting freshwater marsh are found at scattered locations in the broader valleys along major drainages. This community may also exist at other locations in and around artificially created impoundments used to water livestock. Freshwater marsh requires perennially shallow water or saturated soils. Dominant plants are emergent species including cattails and bulrushes.

Wildlife

Wildlife within the Puente Hills SEA has been frequently documented to be very diverse and abundant due to the large acreage of natural open space, the diversity of habitat types, and regional connectivity. Thus, diversity may also be a function of the high level of biodiversity found in the Peninsular Ranges. While a few wildlife species are entirely dependent on a single vegetative community, the entire mosaic of all the vegetation communities within the area and connected areas constitutes a functional ecosystem for a wide variety of wildlife species. This includes areas both within the SEA as well as the regional ecosystem.

Analysis of invertebrates on any given site generally is limited by a lack of specific data; however, the size of the SEA and diversity of habitats present is considered sufficient to encompass healthy populations of a large number of invertebrate species. Amphibian populations are generally restricted in semi-arid and arid habitats but may be particularly abundant where riparian and woodland areas occur. The SEA is likely to support a variety of amphibians in abundance within wetland areas along the major canyon bottoms and the moister oak woodland areas. Many essential reptilian habitat characteristics are present within the SEA. These include open habitats that allow free movement and high visibility and small mammal burrows for cover and escape from predators and extreme weather. These characteristics as well as the variety of habitat types present support a wide variety of reptilian species.

The scrubland, woodland, riparian, and grassland habitats in the SEA provide foraging and cover habitat for year-round residents, seasonal residents, and migrating song birds. The SEA encompasses many year-round water sources and includes abundant raptor foraging, perching, and nesting habitat. The combination of these resources as well as the mosaic of many community types provides for a high diversity of bird species. Several of these species may use this SEA as their only consistent occurrence in the southeastern portion of the county.

Not unlike other taxonomic groups, mammal populations within the SEA are diverse and reflective of the unique combination of several habitat types. Unlike many other inland hills within the Los Angeles Basin, this SEA is large enough and connected enough to support relatively stable large mammal populations, despite the urban surroundings.

- Wildlife Movement: Evidence of significant wildlife movement throughout the Puente Hills SEA has been documented in a two year carnivore study commissioned by the Santa Monica Mountains Conservancy as part of a multi-jurisdictional effort to establish a region wide wildlife movement linkage. This SEA represents the Los Angeles County portion of a continuous series of natural open space within the Puente Hills and Chino Hills. Overall, this open space extends north and west from State Route 91 (SR-91) in Orange and Riverside Counties to the Whittier Narrows reach of the San Gabriel River. The Puente/Chino Hills are a natural, physical link between the Santa Ana Mountains and the San Gabriel River. The San Gabriel River flows from and links to the San Gabriel Mountains. By virtue of these linkages and a complex of interconnected habitat units throughout the Hills, the Puente/Chino Hills function as

both an important wildlife linkage and resident habitat area for regional wildlife populations.

Within the SEA itself several habitat units, well defined by major canyons, exist. These include Sycamore Canyon, Turnbull Canyon, Powder Canyon, Brea Canyon and Tonner Canyon. Each of these, in and of themselves, is capable of supporting a diverse and abundant wildlife. More importantly, however, these habitat units are connected by a series of open space corridors, which allows population exchange to occur. Thus, maintenance of biological diversity and population viability is afforded throughout the SEA, and the chance of local species extinctions due to isolation is minimized. This function is acutely important for wide ranging species, which meet their breeding and/or habitat requirements over broad areas.

Although several major arterial roads and highways cross the hills, continued use of under-crossings and surface crossings by wildlife has been documented. This movement is largely east-west trending between large habitat blocks located in the western, central and eastern portions of the SEA.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that have been granted special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive, this is due to the species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the Puente Hills SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** This report/description supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Database (CNDDDB), 2005], because of their scarcity and because they are habitat for a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species. These communities include Oak Riparian Woodland, Walnut Woodland, Southern Willow Scrub, Coastal Sage Scrub and Freshwater Marsh, which occur throughout the Puente Hills SEA area. These communities, or closely related designations, are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their range.
- **Sensitive Species:** Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These species include, but are not limited to, Plummer's mariposa lily, western spadefoot, southwestern pond turtle, San Diego coast horned lizard, Cooper's hawk, Swainson's hawk, white-tailed kite, coastal cactus wren, California gnatcatcher, loggerhead shrike, least Bell's vireo, and Southern California (ashy) rufous-crowned sparrow. In addition, the SEA identifies other species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

Rio Hondo College Wildlife Sanctuary SEA

This area has been designated as a Significant Ecological Area because it is currently used as a wildlife sanctuary by the faculty and students at Rio Hondo College. The area possesses good examples of the riparian woodland, chaparral, oak woodland, and coastal sage scrub communities found in the west end of the Puente Hills. Its proximity to the Rio Hondo College campus makes it a highly valuable

educational and resource facility.

The biotic communities here contain a variety of plant life and an abundant fauna, including over 100 species of vertebrates. The biological resources of the sanctuary are widely used by students at the college. Only minutes from campus, it is an excellent natural classroom and laboratory.

Rolling Hills Canyons SEA

The Rolling Hills Canyons are one of the last remaining areas of natural vegetation on the Palos Verdes Peninsula. The geographical location and geological history of the peninsula make remaining habitat extremely valuable for ecological and scientific studies. The peninsula, which was an island in recent geological time, has close floral and faunal similarities to the Channel Islands. This feature makes all remaining native communities on the peninsula a natural research laboratory for the study of island biogeography and evolutionary ecology.

The vegetation in these canyons is a complex of coastal sage scrub, chaparral, and riparian communities. This association is very diverse, and supports a good complement of native species. Among these are at least three races of bird species that are resident on the peninsula, and found nowhere else except the Channel Islands. These are the insular forms of the orange-crowned warbler, western flycatcher, and Allen's hummingbird. The same phenomenon has been documented for plant species.

These small fingers of vegetation are also exceedingly important as an area for migratory birds. The peninsula is a headland that juts into the Pacific several miles further than the surrounding coastline. Migrating terrestrial and marine birds flying over the open ocean on their north-south migration along the Pacific Flyway, spot this headland and stop to rest and feed. Many of these birds will stay, and spend the winter in the area. Thus, the geographic position of these small canyons make them much more important than might otherwise be expected.

San Andreas SEA

The San Andreas Significant Ecological Area (SEA) is located in the western portion of the Antelope Valley in an unincorporated area of Los Angeles County. The area includes a small portion of the western Tehachapi foothills and then stretches in a southeasterly direction to include Quail Lake, the northern foothills of Liebre Mountain and Sawmill Mountain, large portions of Portal Ridge, Leona Valley, Ritter Ridge, Fairmont and Antelope Buttes, Anaverde Valley, Lake Palmdale, terminating at Barrel Springs, a sag pond near Palmdale.

The San Andreas Fault Zone SEA encompasses a variety of topographic features. The location and orientation of the SEA coincides with a segment of the San Andreas Fault Zone. At its northwest end, the SEA encompasses a portion of the south-facing foothills of the Tehachapi Mountains. Moving southeast, the SEA contains the north-facing slopes of Liebre and Sawmill Mountains. The upper slopes of these mountains are densely vegetated with chaparral and scattered mixed woodlands. The lower slopes are more sparsely vegetated with scrub species, mixed scrub and grassland. The major grasslands occur on the flat Antelope Valley floor. Most of this portion of the SEA is undisturbed open space with few scattered residential developments. The peak of Liebre Mountain is the highest point in the SEA at 5,701 feet above mean sea level (MSL).

Portal Ridge, a series of peaks southeast of Liebre Mountain and on the north side of the San Andreas Fault Zone, is included in the SEA. Upper slopes are vegetated with dense chaparral, juniper woodland, and Joshua tree woodland while lower slopes are vegetated with scrub species. A series of small lakes occur along the base of the south-facing slopes including Lake Hughes, Munz Lake, Elizabeth Lake, and other smaller unnamed ponds. These are sag ponds on the Fault. The

lakes are dammed areas uniting several sag ponds. Further southeast, the SEA surrounds Amargosa Creek and a large portion of its watershed located in the Leona Valley. On the north-facing slopes, two large washes drain to the Valley floor, namely Myrick Canyon and Willow Springs Canyon. The vegetation transitions to grasslands as the SEA stretches north across the valley floor and encircles Fairmont Butte and the Antelope Buttes of the Antelope Valley California Poppy Reserve.

Ritter Ridge is on the most easterly portion of the SEA. Slopes on the north side of this ridge line are vegetated with a Joshua tree/juniper mixed woodland. South-facing slopes contain a mixture of scrub and chaparral communities. Many of these are unusual occurrences of vegetation for the mountains. Possibly the unusual vegetation is on land that has moved along the fault from another location. This section of the SEA includes Amargosa Creek and a portion of its watershed at the base of the south-facing slopes, and a segment of Anaverde Creek and watershed located in Anaverde Valley. These creeks support a variety of riparian communities.

The final portion of the SEA occurs as a separate unit at its eastern end. It includes Palmdale Lake, Una Lake, and Barrel Springs. The upland portions of this area are vegetated with a desert scrub community with scattered Joshua trees. The lower areas consist of open water ponds, cattail ponds, riparian woodlands, and other wetland communities.

Vegetation

Due to its unique location and the large variation in elevation and topography, vegetation within the San Andreas SEA is extremely diverse. The SEA includes arid desert communities, foothill woodland communities, high elevation pinon and chaparral communities, sag pond wetlands, desert and montane riparian communities, as well as grasslands and wildflower fields. In addition, the transition zones between these communities produce unusual species compositions. Sensitive plant species occurring or potentially occurring within the SEA are discussed below in the Sensitive Biological Resources section.

Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within community boundaries and/or commonly used terminology. Descriptions and general locations of each plant community present within the SEA are presented below.

- Desert scrub: Is a moderately tall, fairly open shrubland with several species contributing to the canopy. Dominants often include Great Basin sage brush, antelope bush, saltbush, and/or rabbitbrush with several perennial grasses dispersed between the shrubs. Within the SEA, this community often inter-grades with juniper woodlands and Joshua tree woodlands. Desert scrub is also found on lower slopes within the San Andreas SEA, on north facing slopes that transition onto the Valley floor, and on the Buttes and adjacent valley floor interspersed with grasslands.
- Chaparral: The chaparral community consists of a mixture of broad-leafed, needle-leafed, sclerophyllous (hard-leafed) shrubs of medium to tall height. These shrubs form a dense cover on steep slopes below 5,000 feet in Southern California. Dominant species found within this community include chamise, manzanita, California lilac, laurel sumac, toyon, and both western mountain-mahogany and desert mountain-mahogany. This plant community occupies most of the higher elevations within the SEA and is frequently interspersed with scrub and woodlands.

- Grassland: Non-native grassland consists predominantly of invasive annual grasses that are primarily of Mediterranean origin. Dominant species found within this community include slender oats, wild oats, ripgut brome, foxtail chess, wild mustard, red-stemmed filaree, Mediterranean schismus, and golden tops. Native grassland consists of at least ten percent cover of native purple needlegrass, desert needlegrass species, and native forbs with the remaining coverage similar to non-native grasslands. A few small patches of native grassland can be found scattered throughout the SEA. The larger extents of native grasslands are mixed with non-native grasslands in more significant acreage on and surrounding the Buttes and on south facing slopes of the Tehachapi mountains at the western end of the SEA. Some areas of native grassland, such as those surrounding the Buttes, support a high density of wildflowers and are often referred to as wildflower fields. A characteristic of these grasslands or prairies is the substantial variation in amount of wildflowers displayed from year to year, which relates directly to high variability in amount and timing of rainfall.
- Wildflower fields: Are areas with an amorphous mix of herbaceous plants noted for conspicuous annual flower displays. Dominance varies from site to site and from year to year at any one particular site. These areas might be termed “grasslands” in years with little display. Species frequently present include California poppy, tidy tips, dove lupine, valley tassels, purple owl’s clover, and broad-leaved gilia. Within the SEA, prominent wildflower fields occur on the south facing slopes of the Tehachapi Mountains and at the Buttes.
- Southern willow scrub: Is a riparian community consisting of dense, broad-leaved, winter-deciduous riparian thickets occurring within and adjacent to water courses. The dominant species of this community within the SEA are arroyo willow, red willow, and black willow. This community occurs in segments along portions of many of the drainages as well as the periphery of many of the ponds and lakes in the eastern half of the SEA.
- Foothill woodland: Is a broad community designation encompassing the tree-dominated plant communities occurring transitionally between grasslands and montane chaparral or bigcone spruce-canyon oak woodland. Dominant tree species include interior live oak, blue oak, valley oak, and foothill pine. Foothill woodland occupies much of the western extent of the SEA.
- Joshua tree woodland: Is an open woodland, usually with Joshua trees as the only arborescent species, and numerous smaller shrub species filling the space between Joshua trees. Shrub species include Great Basin sagebrush, rabbitbrush, creosote bush, and cheese bush. Joshua tree woodland is present on the lower slopes in the eastern half of the SEA.
- Juniper woodland: Is an extremely open woodland dominated by California juniper, with an understory typical of desert scrub as described above. The majority of this community is found only on lower slopes in the eastern half of the SEA, often intermingling with Joshua tree woodland and chaparral communities.
- Valley oak woodland: Is an open woodland community dominated by valley oak. The understory is a grassy savannah composed mostly of non-native grasses. Valley oak woodland occurs on north-facing slopes of Liebre Mountain near the western extent of the SEA.
- Bigcone spruce-canyon oak woodland: Is a dense woodland with a mix of dominant tree species. Canyon oak forms a broken canopy with bigcone spruce and California black oak; foothill pine is usually scattered among these. Areas not underneath the canopy are usually dominated by chaparral species such as scrub oak, manzanita, and California lilac. This community occupies most of the higher elevation slopes within the SEA.

- Southern cottonwood-willow riparian forest: Is an open broad-leaved winter-deciduous riparian forest dominated by Fremont cottonwood, black cottonwood, black willow, and red willow. The southern cottonwood-willow riparian forest within the SEA occupies short segments of Amargosa Creek as well as the periphery of several lakes and ponds.
- Freshwater marsh: Develops in areas of still or slow-moving permanent freshwater. This community is dominated by perennial cattails, which reach a height of 2-3 meters and often form a closed canopy. Bulrushes are dominant below the cattail canopy. Freshwater marsh occurs in small patches along Amargosa Creek and other wetland areas scattered along the San Andreas Fault Zone.
- Alkali marsh: Is similar to the freshwater marsh described above but with more salt-tolerant hydrophytes present. Species associated with this community include cattails, *Carex* spp. *Juncus cooperi*, saltgrass, *Nitrophila occidentalis*, *Scirpus nevadensis*, and common reed. Alkali marsh occurs in small segments along Amargosa Creek and other wetland areas scattered along the San Andreas Fault Zone.
- Alluvial wash vegetation: Also known as floodplain sage scrub, alluvial wash vegetation includes phreatophytic trees (a plant type that obtains water from the water table via a long taproot) and upland shrubs that occur in infrequently flooded and scoured habitats such as flood plains, or seasonal streams. The dominant shrub is scalebroom with Great Basin sage brush, rabbitbrush, sweetbush, and chaparral yucca. Alluvial wash is distributed in larger water courses such as upper Amargosa Creek, Myrick Canyon Wash, Willow Springs Wash and other drainages located throughout the SEA.
- Ruderal vegetation: Disturbed or barren areas either completely lack vegetation or are dominated by ruderal species. Ruderal vegetation typically found within the SEA includes non-native grasses and weedy herbaceous species, native and non-native, including mustards, telegraph weed, Russian thistle, dock, yellow star thistle, Australian saltbush, and cocklebur. Several disturbed areas occur scattered throughout the SEA and take the form of residential developments, paved roads, fire breaks, dirt access roads, trails, and other similarly disturbed areas.

Wildlife

Wildlife within the SEA is diverse and abundant due to the large acreage of natural open space and the diversity of habitat types. While a few wildlife species are entirely dependent on a single vegetative community, the entire mosaic of all the vegetation communities within the area and adjoining areas constitutes a functional ecosystem; this ecosystem contains a variety of wildlife species, both within the SEA and as part of the regional ecosystem.

Analysis of invertebrates on any given site generally is limited by a lack of specific data; however, the size of the SEA and diversity of habitats present is considered sufficient to encompass healthy populations of a large number of invertebrate species. The wetlands and aquatic habitats within the SEA support diverse faunas of freshwater and alkaline pool arthropods, including native fairy shrimp, brine flies, and tiger beetles. Insect orders are particularly well-represented taxonomically, with moderate levels of species endemism including Coleoptera, Diptera, Hymenoptera and nocturnal Lepidoptera.

Amphibian populations are generally scarce in desert habitats but may be particularly abundant where desert riparian areas occur. The SEA supports a variety of amphibians within wetland areas along the San Andreas Fault Zone and the moister woodland areas and canyon bottoms of the

mountains. Many essential reptilian habitat characteristics are present within the SEA. These include open habitats that allow free movement and high visibility and small mammal burrows for cover and escape from predators and extreme weather. These characteristics as well as a diversity of habitat types support a diverse reptilian fauna.

The scrubland, woodland, riparian, and grassland habitats in the SEA provide foraging and cover habitat for year-round residents, seasonal residents, and migrating song birds. In addition, the SEA encompasses many year-round water sources and abundant raptor foraging, perching, and nesting habitat. The combination of these resources, as well as the confluence of many community types support an unusually high diversity of bird species. Not unlike other taxonomic groups, small and large mammal populations within the SEA are diverse and reflective of the unique confluence of several habitat types.

- **Wildlife Movement:** The San Andreas SEA includes several important linkages for wildlife movement. The Fault Zone connects with the Santa Clara River drainage in the Lake Hughes area, linking with this large, free-flowing watershed that extends to the Pacific Ocean in Ventura County. The foothills and grassland in the westernmost tip of the SEA are part of an important linkage between the San Gabriel Mountains and the Tehachapi Mountains. This linkage to the Tehachapi Mountains is important because it connects the southernmost extent of the Sierra Nevada Mountains with the San Gabriel Mountains and with the southern Coast Ranges. The Tehachapi Mountains are the only mountain linkage between the Transverse Ranges and the southern Coast Ranges to the Sierra Nevada Range. This largely natural area may be an important topographic reference for migrating birds and bats, as well as functioning for essential high elevation foraging grounds along their migration route. The Tehachapi Mountains further provide a valuable link for gene flow between divergent populations of many species, including plants. The SEA includes several large drainages that extend from the San Gabriel Mountains to the western end of the Mojave Desert: the Antelope Valley floor and the Fairmont and Antelope Buttes. These washes provide an important linkage for animals traveling between the mountains (all the ranges mentioned above) and the Mojave Desert. In addition, Amargosa Creek facilitates east-west wildlife movement through Liebre Mountain, Portal Ridge, and Ritter Ridge to Barrel Springs in the Antelope Valley near Palmdale. The frequency of valuable riparian communities along this travel route located within an otherwise arid climate, further indicates the importance of this area, which is one of the busiest natural wildlife linkages in the region.

Sensitive Biological Resources

Sensitive biological resources are habitats for individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive due to the species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** This report/description supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Database (CNDDDB)], because of their scarcity and support of a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species. These communities include: Joshua Tree Woodland, Valley Oak Woodland, Native Grassland, Wildflower Field Southern Cottonwood-willow Riparian Forest, Freshwater

Marsh, Alkali Marsh, Alluvial Wash, and Southern Willow Scrub, which occur throughout the area. These communities or closely related designations are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their range.

- Sensitive Species: Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These species include, but are not limited to, Nevin's barberry, short-joint beavertail, Pierson's morning glory, alkali mariposa lily, California red-legged frog, southwestern pond turtle, California horned lizard, coast patch-nosed snake, two-striped garter snake, merlin, prairie falcon, mountain plover, burrowing owl, California spotted owl, southwestern willow flycatcher, California condor, Mojave ground squirrel, and southern grasshopper mouse. In addition, the SEA identifies other species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

San Dimas Canyon/San Antonio Wash SEA

The San Dimas Canyon/San Antonio Wash Significant Ecological Area (SEA) is located along the cismontane foothills of the eastern San Gabriel Mountains. Generally, the SEA is centered on the mouths of four major canyons, which flow from the mountains and interconnecting terrain. From east to west these canyons include: San Antonio Canyon above the City of Claremont as one component; and Live Oak, Marshall, and San Dimas Canyons above the cities of La Verne and San Dimas as a second component.

The San Dimas Canyon/San Antonio Wash SEA is comprised of two component parts. The San Dimas Canyon component includes portions of Live Oak, Marshall, and San Dimas Canyons. The smaller component, San Antonio Canyon, encompasses the San Antonio Canyon alluvial outwash.

In general, the topography of the SEA is severe, consisting of steep-walled canyons and narrow ridgelines. Elevations range from a high of approximately 3,000 feet above mean sea level (MSL) along the ridges of San Dimas Canyon, to a low of approximately 451 feet above MSL in San Antonio Wash. Several major drainages and numerous tributaries exit the San Gabriel Mountains through this SEA.

The wide range of elevation, topography, slope aspect, and geology represent a wide array of physical habitats within this SEA. Consequently, a number of plant communities exist, including grasslands, riparian, shrublands, woodlands, and forests. Within these major community types, there are many sub-communities, which vary according to plant species dominance. Of particular note, this area contains the last remaining relatively well-developed lower montane riparian habitats in the eastern county and dammed drainages have created significant reservoirs or flood control basins in San Antonio and San Dimas.

Vegetation

The variety of topography, soil types, slope aspects and water availability within the San Dimas Canyon/San Antonio Wash SEA creates a range of physical habitats, which support numerous plant species. Sensitive plant species occurring or potentially occurring within the SEA are discussed below in the Sensitive Biological Resources section. Many of these species, although often different in their growth form, prefer similar habitat characteristics and are often found in recurring assemblages to form plant communities. Ten major plant communities are found within the San Dimas Canyon/San Antonio Wash SEA. Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed correspond directly with

those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within them and/or commonly used terminology.

- Bigcone spruce-canyon oak forest: Is an open to dense forest dominated by bigcone spruce 50 to 80 feet tall over a dense canopy of canyon live oak. It is found scattered throughout the San Dimas Canyon component of this SEA on canyon sides at elevations generally above 2,500 feet where it occupies rocky substrates. It commonly occurs in fairly small enclaves within chaparral.
- White alder riparian forest: Along the lower reaches of San Dimas Canyon, white alder riparian forest is found. This community is dominated by white alder, which grow 30 to 40 feet high over a shrub understory. It typically grows along streams in bedrock-constrained, steep-sided canyons, resulting in a fairly narrow riparian corridor.
- Alluvial fan scrub: Is a shrub community characterized by harsh substrates subject to episodic flooding and scouring. It is generally restricted to broad canyon outwashes, or alluvial washes. It is found in this SEA at the San Antonio Canyon mouth, where it forms an open shrub vegetation within areas of bare, scoured ground in between.
- Oak woodland: Is a plant community dominated by species of the genus *Quercus*. Within this SEA this community includes coast live oak, which typically grows to heights of 20 to 40 feet and the somewhat smaller interior live oak and canyon oak, and forms either closed or open tree canopies. Understory vegetation varies from grassland in level areas to shrubs where topography is steeper. It may also inter-grade with shrub communities. This community is scattered throughout the SEA and most prevalent on north-facing slopes and in drainage bottoms.
- Oak riparian forest: A highly related community found in the San Dimas Canyon/San Antonio Wash SEA is oak riparian forest. This community is also dominated by coast live oak (canyon oaks at higher elevations). The primary difference between oak woodland and oak riparian forest is the greater availability of water in riparian situations, which is expressed in a denser tree canopy cover and higher density of trees. There are also a greater number of hydrophytic (water favoring) plant species in the understory. Typical riparian trees such as western sycamore and willow occasionally occur as well. Oak riparian forest is best developed within broader, more level gradient drainages of this SEA.
- Walnut woodland: Often intergrades with oak dominated woodlands or develops as a distinct community. This community is dominated by the California walnut, which grows 10 to 30 feet high. More often than not, walnut woodland in this SEA is highly intermixed with oak woodland and chaparral and large monotypic stands are uncommon.
- Southern willow scrub: Is found along widely scattered reaches of several drainages throughout this SEA. This community is dominated by species of willow which form nearly monotypic stands due to their dense growth with an occasional cottonwood. These stands generally reach 10 to 20 feet in height with little understory vegetation.
- Chaparral: Is a shrub community composed of robust species. Within this SEA a number of chaparral sub-communities are found according to their dominant plant species. These include chamise, buck brush, ceanothus, scrub oak, interior live oak and even mosaics of these depending on mixes of species and elevation. These and other shrub species form dense vegetation covers growing five to 10 feet in height. The development of chaparral is

pronounced over large hillside areas throughout both components of the SEA.

- Coastal sage scrub: A shrubland community exhibiting less robust structure found in this SEA is coastal sage scrub. This plant community is dominated by California sagebrush, California encelia, white sage, black sage, and California buckwheat. It also forms dense stands, which grow three to four feet in height. Within this SEA it is generally found in scattered patches, which are highly integrated with mixed chaparral. These are primarily located in the lower elevation hillsides of both SEA components.
- Non-native grassland: Is dominated by non-native annual grasses and forbs. These opportunistically growing species include brome grasses, wild oats and mustards. Characteristic of other parts of Southern California, this community became established as a result of livestock grazing and agriculture, as native vegetation is removed, sometimes by mechanical means, and replaced by more adventitious species. Non-native grassland is found throughout the SEA.

Wildlife

Wildlife populations within the San Dimas Canyon/San Antonio Wash SEA are diverse and abundant due to the region's physiographic diversity, its relative isolation, and its location within and adjacent to the Angeles National Forest. Analysis of invertebrates on any given site generally is limited by a lack of specific data; however, the size of the SEA and diversity of habitats present is considered sufficient to encompass healthy populations of a large number of invertebrate species. Fair numbers of amphibians are expected to be present primarily due to the aquatic and semi-aquatic habitats provided within the numerous drainages and several reservoirs. Reptile abundance and diversity are expected to be characteristic for the habitats present, although areas closer to urban development along the southern boundaries of this SEA are likely to be suppressed due to edge effect.

Bird use, diversity, and abundance within the San Dimas Canyon/San Antonio Wash SEA are expected to be high for several reasons. In general, this SEA provides habitat for a wide range of shrubland, woodland, forest, and riparian species that occur at varying elevations. In particular, the riparian habitats found in drainages throughout this SEA provide essential habitat for riparian-obligate and riparian-favoring species. In addition, a number of migratory birds no doubt use this area to move across the northern portion of the Los Angeles Basin. These include a wide spectrum of birds including songbird, waterfowl, and raptorial species.

Similarly, the mammalian fauna is expected to be very diverse and abundant. Perhaps, more influential on this taxa than the diversity of habitats is the inclusion of this SEA within and adjacent to the vast open space of the Angeles National Forest. Virtually all mammalian species found in the forest (with the exception of bighorn sheep) are expected to be found in this SEA. Frequent observations of black bear and mountain lion in foothill communities attest to the range of species expected.

- Wildlife Movement: Wildlife movement within the San Dimas Canyon/San Antonio Wash SEA takes on two major forms. First, due to the extreme intervening topography it is logical to expect considerable movement of wildlife up and down the many sizeable drainages, which course through this SEA and connect the forest interior with foothill areas. In large part, the larger the watershed of the drainages, the greater the volume of movement. Consequently, this type of movement occurs on a seasonal and more frequent basis, particularly for large mobile mammals whose full range of habitat needs are typically met over broad areas.

The second major type of movement occurs across the flanks of the foothills and lower mountains, in an east-west direction. Particularly for riparian-favoring migratory birds, a corridor linking lower elevational riparian habitats in the San Dimas Canyon/San Antonio Wash SEA is expected to be of high use and importance. In addition to providing essential habitat for resident riparian birds, this SEA contains some of the best developed riparian habitat for birds, which are seasonal visitors to cismontane foothills.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that have been given special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive. This is principally due to the species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the San Dimas Canyon/San Antonio Wash SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** This report/description supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Database (CNDDDB)], because of their scarcity and provision of habitat for a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species. These communities include oak riparian woodland, walnut woodland, southern willow scrub, coastal sage scrub and alluvial fan scrub, which occur throughout the area. These communities, or closely related designations, are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their range.
- **Sensitive Species:** Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These species include, but are not limited to, Nevin's barberry, San Gabriel River dudleya, San Gabriel Mountains dudleya, Braunton's milk vetch, San Gabriel bedstraw, thread-leaved brodiaea, lemon lily, Santa Ana sucker, southwestern pond turtle, two-striped garter snake, and yellow warbler. In addition, the SEA identifies other species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

San Gabriel Canyon SEA

The San Gabriel Canyon Significant Ecological Area (SEA) is located along the eastern half of the cismontane foothills. Generally, the SEA is centered on the mouths of three major canyons, which flow from the mountains and the interconnecting terrain in between. From east to west these canyons include: San Gabriel, Sawpit, and Santa Anita Canyon located above the cities of Azusa, Duarte, Monrovia, Arcadia, and Sierra Madre.

The San Gabriel Canyon SEA is comprised of three major canyons, San Gabriel, Sawpit, and Santa Anita. In general, the topography of the SEA is severe, consisting of steep-walled canyons and narrow ridgelines. Elevations range from a high of approximately 5,710 feet above mean sea level (MSL) at Mount Wilson, to a low of approximately 660 feet above MSL in San Gabriel Canyon. Several major drainages and numerous tributaries exit the San Gabriel Mountains through this SEA.

The wide range of elevation, topography, slope aspect, and geology represent a wide array of

physical habitats within this SEA. Consequently, a number of plant communities exist, including grasslands, riparian, shrublands, woodlands, and forests. Within these major community types, there are many sub-communities, which vary according to plant species dominance. Of particular note, this SEA contains the last remaining relatively well-developed lower montane riparian habitats in the eastern County. In addition, enclaves of two sensitive plant species are found here.

Vegetation

The variety of topography, soil types, slope aspects and water availability within the San Gabriel Canyon SEA creates a range of physical habitats, which support numerous plant species. Sensitive plant species occurring or potentially occurring within the SEA are discussed below in the Sensitive Biological Resources section. Many of these species, although often different in their growth form, prefer similar habitat characteristics and are often found in recurring assemblages to form plant communities. Ten major plant communities are found within the San Gabriel Canyon SEA. Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within them and/or commonly used terminology.

- Bigcone spruce/canyon oak forest: Is an open dense forest dominated by bigcone spruce 50 to 80 feet tall over a dense canopy of canyon live oak. It is found scattered throughout the SEA on canyon sides at elevations generally above 2,500 feet where it occupies rocky substrates. It commonly occurs in fairly small enclaves within chaparral.
- White alder riparian forest: Along the upper reaches of many drainages in the SEA, white alder riparian forest is found. This community is dominated by white alder, which grow 30 to 40 feet high over a shrub understory. It typically grows along streams in bedrock-constrained, steep-sided canyons, resulting in a fairly narrow riparian corridor.
- Alluvial fan scrub: Is a shrub community characterized by harsh substrates subject to episodic flooding and scouring. It is generally restricted to broad canyon outwashes, or alluvial washes. It is found in this SEA at the San Gabriel Canyon mouth where it forms an open shrub vegetation with areas of bare, scoured ground in between.
- Oak woodland: Is a plant community dominated by species of the genus *Quercus*. Within this SEA this community includes coast live oak, which typically grows to heights of 20 to 40 feet and the somewhat smaller interior live oak and canyon oak, and forms either closed or open tree canopies. Understory vegetation varies from grassland in level areas to shrubs where topography is steeper. It may also intergrade with shrub communities. Within this SEA, oak woodland is scattered throughout and most prevalent on north-facing slopes and in drainage bottoms.
- Oak riparian forest: A highly related community found in the SEA is oak riparian forest. This community is also dominated by coast live oak (canyon oak at higher elevations). The primary difference between oak woodland and oak riparian forest is the greater availability of water in riparian situations, which is expressed in a denser tree canopy and higher density of trees. There are also a greater number of hydrophytic (water favoring) plant species in the understory. Typical riparian trees such as western sycamore and willow occasionally occur as well. Oak riparian forest is best developed within broader, more level gradient drainages of this SEA.
- Walnut woodland: Often intergrades with oak dominated woodlands or develops as a distinct

community. This community is dominated by the California walnut, which grows 10 to 30 feet high. More often than not, walnut woodland in this SEA is highly intermixed with oak woodland and chaparral and large monotypic stands are uncommon.

- Southern willow scrubs: Found along widely scattered reaches of several drainages throughout this SEA. This community is dominated by species of willow which form nearly monotypic stands due to their dense growth with an occasional cottonwood. These stands generally reach 10 to 20 feet in height with little understory vegetation.
- Chaparral: Is a shrub community composed of robust species. Within this SEA a number of chaparral sub-communities are found according to their dominant plant species. These include chamise, buck brush, ceanothus, scrub oak, interior live oak and mosaics of these depending on mixes of species and elevation. These and other shrub species form dense vegetation covers growing five to ten feet in height. The development of chaparral is pronounced over large hillside areas throughout the SEA.
- Coastal sage scrub: A shrubland community exhibiting less robust structure found in this SEA is coastal sage scrub. This plant community is dominated by California sagebrush, California encelia, white sage, black sage, and California buckwheat. It also forms dense stands, which grow three to four feet in height. Within this SEA it is generally found in scattered patches, which are highly integrated with mixed chaparral. These are primarily located in the lower elevation hillsides of the SEA.
- Non-native grassland is dominated by non-native annual grasses and forbs. These opportunistically growing species include brome grasses, wild oats and mustards. Characteristic of other parts of Southern California, this community became established as a result of livestock grazing and agriculture, as native vegetation is removed, (sometimes by mechanical means), and replaced by more adventitious species. Non-native grassland is found throughout the SEA.

Wildlife

Wildlife populations within the San Gabriel Canyon SEA are diverse and abundant due to the region's physiographic diversity, its relative isolation, and its location within and adjacent to the Angeles National Forest. The analysis of invertebrates is severely limited due to the lack of specific data, however, the SEA is likely to support healthy populations of a diverse assortment of invertebrate species based on the its undisturbed nature and variety of habitats. Fair numbers of amphibians are expected to be present primarily due to the aquatic and semi-aquatic habitats provided within the numerous drainages and several reservoirs. Reptile abundance and diversity are expected to be characteristic for the habitats present, although areas closer to urban development along the southern boundaries of this SEA are likely to be suppressed due to edge effect.

Bird use, diversity, and abundance within the San Gabriel Canyon SEA is expected to be high for several reasons. In general, this SEA provides habitat for a wide range of shrubland, woodland, forest, and riparian species that occur at varying elevations. In particular, the riparian habitats found in drainages throughout this SEA provide essential habitat for riparian obligate and riparian favoring species. In addition, a number of migratory birds no doubt use this area to move across the northern portion of the Los Angeles Basin. These include a wide spectrum of birds including songbird, waterfowl, and raptorial species.

Similarly, the mammalian fauna is expected to be very diverse and abundant. Perhaps, more influential on this taxa than the diversity of habitats is the inclusion of this SEA within and adjacent to

the vast open space of the Angeles National Forest. Virtually all mammalian species found in the forest (with the exception of bighorn sheep) are expected to be found in this SEA. Frequent observations of black bear and mountain lion in foothill communities attest to the wide range of species expected.

- **Wildlife Movement:** Wildlife movement within the San Gabriel Canyon SEA takes on two major forms. First, due to extreme intervening topography it is logical to expect considerable movement of wildlife up and down the many sizeable drainages that course through this SEA to connect the forest interior with foothill areas. In large part, the larger watershed of the drainages, the greater the volume of movement. Consequently, this type of movement occurs on a seasonal and more frequent basis, particularly for large mobile mammals whose full range of habitat needs are typically met over broad areas.

The second major type of movement occurs across the flanks of the foothills and lower mountains, in an east-west direction. Particularly for riparian-favoring migratory birds, a corridor linking lower elevational riparian habitats in the San Gabriel Canyon SEA is of high use and importance. In addition to providing essential habitat for resident riparian birds, this SEA contains some of the best developed riparian habitat for birds that are seasonal visitors to the cismontane foothills.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that have been given special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive; this is principally due to the species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the San Gabriel Canyon SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** The San Gabriel Canyon SEA supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Database (CNDDDB)], because of their scarcity and their being habitat for a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species.

These communities include: oak riparian woodland, walnut woodland, southern willow scrub, coastal sage scrub and alluvial fan scrub. These communities, or closely related designations, are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their range.

- **Sensitive Species:** Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These species include, but are not limited to, Nevin's barberry, Braunton's milkvetch, Mexican flannelbrush, thread-leaved brodiaea, Santa Ana sucker, southwestern pond turtle, southern rubber boa, San Diego mountain kingsnake, San Bernardino mountain kingsnake, golden eagle, California gnatcatcher, least Bell's vireo, San Diego desert woodrat, and ringtail cat. In addition, the SEA identifies other species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

Santa Clara River SEA

The Santa Clara River Significant Ecological Area (SEA) encompasses the entire Los Angeles County reach of the Santa Clara River, primarily within unincorporated areas of Los Angeles County. The Santa Clara River SEA covers the length of the river and with the watershed extensions encompasses a wide variety of topographic features and habitat types. The orientation and extent of the SEA also consists of the surface and subsurface hydrology of the Santa Clara River, from its headwater tributaries and watershed basin to the point at which it exits Los Angeles County jurisdiction.

The eastern portion of the SEA surrounds the Kentucky Springs and Aliso Canyon watersheds, portions of which are within the Angeles National Forest. It follows the river channel downstream through the Acton basin, taking in Arrastre Creek, Mill Canyon and other side drainages and significant rock outcroppings, then stays within the channel to Agua Dulce Canyon, at which point the northern boundary loops around that watershed and includes Vasquez Rocks County Natural Area, and continues northwest to the forest, while the southern boundary encompasses the lower portion of Bear Canyon and undeveloped portions of Oak Spring Canyon adjacent to the river channel. The southern boundary leaves the river channel at the confluence with Sand Canyon and extends broadly to the south, to include all of the remaining natural areas of the Sand Canyon watershed, along with the major ridgeline, earthquake escarpment, grassland, and canyon habitat features and watersheds of Elsmere, Whitney, Placerita and Bear canyons.

From Sand Canyon west the SEA boundary remains close to the margins of the floodplain to the confluence with San Francisquito Canyon, wherein the northern boundary extends northward upstream on that drainage to the headwaters of San Francisquito Creek on the Angeles National Forest, then returns to the river channel and proceeds west to the confluence with Castaic Creek. From here, it extends north around the lower portion of Castaic Creek, embracing the riparian habitat areas around and above the confluence, with the boundaries of the SEA following the Santa Clara River channel to the Ventura County line. The biological and ecological functionality of the SEA is integrally linked to the river basin for its entire length, of course, so the biogeographic limits of the SEA would extend downstream through Los Angeles/Ventura County to its mouth at the Pacific Ocean, and encompass the significant tributary drainages (Piru Creek, Sespe Creek, Santa Paula Creek, Wheeler Creek, etc.).

The Kentucky Springs and Aliso Canyon watershed zones originate on National Forest land, in semi-arid chaparral and desert scrub habitat, but the drainages themselves support different formations of desert and interior riparian habitat, ranging from seasonal Great Basin sagebrush wash in Kentucky Springs to dense, mature, willow-cottonwood-sycamore woodlands over permanent streams in Aliso Canyon. The surrounding uplands in the basins support pinyon-juniper woodlands, chamise, mountain mahogany, and manzanita dominated chaparral formations, buckwheat scrub, and ruderal lands. Alluvial terraces within both drainages have been rather extensively cultivated for orchard crops or dryland agriculture, and in more recent years, rural and urban-type residential developments have encroached on the watersheds. Portions of the Aliso Canyon riparian woodlands have been encroached upon by rural development, but the upper portion of the drainage possesses excellent xeric cottonwood-sycamore riparian woodland. The alluvial plain formed along the southern margin of the river basin below these canyons supports intact, high diversity xeric alluvial fan sage scrub.

Downstream of the Acton basin the SEA encompasses the Arrastre Creek drainage, which is the type locality for the federally and state endangered unarmored three-spined stickleback fish, and also loops around the high, rounded rocky butte-like outcroppings on the north side of the river. These features, while only a minor part of the watershed of the river, provide important nesting,

roosting, and sheltering habitat values for bats, birds of prey, and other sensitive species foraging along the river corridor. Agua Dulce Canyon has a permanent stream and supports high quality riparian habitat formations from the confluence with the river to the intersection with the Antelope Valley Freeway; from that point north the riparian areas are fragmented, improving and maturing significantly where the creeks pass through Vasquez Rocks County Natural Area.

The alluvial terraces along the river channel as it enters the eastern portion of the Santa Clarita Valley support alluvial fan sage scrub, Great Basin sagebrush scrub, coast live oak woodland, and coastal sage scrub habitats. The alluvial fans of Oak Springs Canyon and Sand Canyon are important recharge grounds for the river aquifer; surface flows from both canyons presently entering the Santa Clara River basin through natural, unconfined channels. Recognizing the importance of this drainage, the SEA boundaries have been drawn to encompass the entire Sand Canyon-Bear Canyon watershed, most of which is within the National Forest. The major habitat linkage zones and watersheds between the river basin and the National Forest, and the protected areas of the county (Placerita Canyon Natural Area) have also been included within the SEA boundary. These canyons form a natural movement zone for wildlife moving across and through the western end of the San Gabriel range to the Santa Susana range and the Santa Clara River basin, and together encompass a spectrum of significant and unique habitat, vegetation and wildlife resources.

The segment of the Santa Clara River passing through the City of Santa Clarita is a dry channel except during seasonal runoff flows. Regardless of this condition, it supports relatively intact stands of alluvial sage scrub formations, riparian woodland, and southern riparian scrub. The dry zones are essential to the continued genetic isolation of the unarmored three-spined stickleback population in the upper reaches of the river.

San Francisquito Creek supports dense and mature southern riparian scrub and riparian woodland formations, along with small areas of freshwater marsh, providing essential wintering areas and resident habitat for waterfowl, wading birds, marshland birds, and a variety of other vertebrate species. After San Francisquito Creek passes from County land into the National Forest, the channel flows become less seasonal, and riparian resources expand and diversify.

Relatively vast areas of willow-cottonwood forest and southern riparian scrub occur west of San Francisquito Creek and within the junction zone of Castaic Creek and the Santa Clara River, supporting numerous sensitive species and providing multi-layered riparian habitat for a wide diversity of wildlife species, particularly birds of prey and riparian-obligate songbirds.

The Santa Clara River channel and its alluvial terraces and tributary creeks together form the single most important and natural value wildlife movement zone through Los Angeles County. Mobile species can enter the river basin anywhere along its length (outside of developed areas) and proceed in either direction without having to pass through narrow culverts or blind channels, with continuous vegetative cover and only short stretches of dry substrates. The overall drainage course provides a continuum of aquatic and terrestrial movement opportunities, shelter, forage, and resident habitat from the mouth of the river at Ventura to the Antelope Valley. The drainage course connects to both districts of the Angeles National Forest, and links together two large public resource preserves (Vasquez Rocks and Placerita Canyon Nature Preserve).

Vegetation

Plant communities within the SEA include: bigcone spruce-canyon oak forest, coast live oak woodland, coast live oak riparian forest, chaparral, coastal sage scrub, coastal sage scrub-chaparral mixed scrub, non-native and native grasslands, alluvial fan sage scrub, southern cottonwood-willow riparian woodland and forest, southern sycamore-alder woodland, southern willow scrub, vernal

pool, pinyon-juniper woodland, juniper woodland, and freshwater marsh. Transitional zones (ecotones) between these communities often contain unusual species compositions. Sensitive plant species occurring or potentially occurring within the SEA are discussed below in the Sensitive Biological Resources section.

Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update); some communities are named based upon the dominant species within them and/or other commonly used terminology. Descriptions and general locations of each plant community present within the SEA are given below.

- Bigcone spruce-canyon oak forest: Formations typically occur in higher elevation draws on north-facing slopes, and may have incense cedar, big-leaf maple, California bay, and other shade-loving species intermixed, depending upon slope orientation, substrates, and fire history. Understory vegetation usually is dominated by chaparral species such as scrub oak, poison oak, wild grape, and manzanita. This community occurs on watershed slopes in the eastern portion of the SEA, and in a few of the narrower, more mesic canyons along the southern side of Soledad Canyon.
- Coast live oak woodland: Consists of moderate-density overstory formations of coast live oak trees, usually on erosional plains along the margins of canyon bottoms and on lower slopes in chaparral and coastal sage scrub understory habitats. Mexican elderberry, chaparral currant, squawbush, and California peony are frequent in the understory. Extensive stands of this formation occur in Sand, Placerita, Bear, Whitney, Elsmere, and Soledad Canyons, and in unnamed tributary canyons to these drainages.
- Coast live oak riparian forest: Is a variation of coast live oak woodland wherein the canopy is more closely grown, and the trees occur in narrower formations along watercourses. Willow, California bay, mulefat, and other riparian species often occur in the understory.
- Juniper woodland: Is an open formation dominated by California juniper, often with an understory of foothill yucca, buckwheat, and other scrub species. This community is found on lower slopes within the eastern portion of the SEA and is mixed with a few Joshua trees and chaparral species in several places.
- Pinyon-juniper woodland: In the SEA, the pinyon-juniper woodland typically consists of a mixture of single-needle leaf pinyon pine and California juniper, with mountain mahogany, buckwheat, squawbush, foothill yucca, penstemons, and native grasses. This formation occurs on middle elevation north-facing slopes in the Kentucky Springs watershed, and sporadically along the same orientations south of Acton.
- Southern cottonwood-willow riparian woodland and forest: Is a broad-leaved winter- deciduous habitat dominated by Fremont cottonwood, in places mixed with black cottonwood, various species of willow, rarely an alder, and on drier sites, western sycamore. Southern cottonwood-willow riparian woodland (or forest) occurs in numerous reaches of the SEA, forming mature overstory habitat on the Santa Clara River, its main tributaries, oxbow ponds, and alluvial plains. Some of the most extensive formations occur just west of Acton, in upper Aliso Canyon, in lower San Francisquito Canyon, and from Santa Clarita to the Ventura County border. Large tracts of cottonwood-willow habitat occur in Ventura County as well.
- Southern sycamore-alder woodland: Is a formation which most often occurs on broad plains

with heavy alluvial substrates, often along narrow creeks and streams with high-energy, permanent flows within the SEA. Alders typically occur along the watercourse, while sycamores usually grow a bit further from the active flowing channel. This community is uncommon within the SEA, occurring only in the upper reaches of the watershed and in portions of Bear, Sand, and Placerita Canyons and to a lesser extent in Aliso Canyon.

- Southern willow scrub: Is a riparian community consisting of dense, broad-leafed, winter-deciduous riparian thickets occurring within and adjacent to seasonal or permanent water courses. The “scrub” formation generally is sub-mature, a state which often is maintained by frequent heavy over-flooding, and may attain woodland or forest stature if undisturbed for several decades. Dominant species of this community within the SEA are mulefat, sandbar willow, and arroyo willow. Within the SEA this community occurs throughout the tributary and primary drainages, wherever the habitat structure is maintained or repeatedly altered by frequent high water flows.
- Freshwater marsh: Develops in areas of still or slow-moving permanent freshwater. This community is dominated by the perennial, emergent cattail or bulrush, which may reach heights of 7 feet and grow dense enough to form a closed canopy. This formation occurs in scattered ponds and slow-flow portions of the river and tributaries within the SEA.
- Vernal pool systems: Are extremely rare in Los Angeles County and there are only two verified vernal pools currently recognized within the area; Cruzan Mesa and Plum Canyon. However, there is at least one small seasonal pond with typical vernal pool characteristics within the upper Placerita-Sand Canyon watershed break. This small pool is surrounded by coastal sage scrub, with a band of native needlegrass and melic grass on its fringes, and supports Riverside fairy shrimp and western spadefoot toad. It is considered a vernal pool by virtue of its habitat values and species unique to this type of seasonal formation.
- Chaparral: Consists of broad-leafed or needle-leafed, sclerophyllous (hard-leafed), medium height to tall shrubs that form a dense cover on steep slopes, usually below 5,000 feet in Southern California. Dominant species found within this community include scrub oaks (several species), chamise, manzanita, wild lilac, toyon, and western mountain-mahogany on north-facing exposures; buckwheat, foothill yucca, chamise, hoary-leaf lilac, black sage, and goldenbush on south-facing slopes. This plant community occupies most of the basin slopes along the Santa Clara River and on interior ridges and slopes within the watersheds and drainages west of Acton. Chaparral also occurs on some of the higher elevations of the eastern watershed portions of the SEA, where the shrubs frequently are interspersed as understory formations within oak and conifer woodlands.
- Coastal sage scrub and coastal sage scrub-chaparral mixed scrub: Are formations that typically occur on south or west-facing slopes within the western portion of the SEA. Some sites may be artifacts of fire frequency or occurrence, while other areas appear to be stable scrub communities. Dominant species typically are California sagebrush, purple sage, black sage, white sage, goldenbush, buckwheat, foothill yucca, California encelia, brittlebush, golden yarrow, chamise, hoary-leaf lilac, and a variety of annuals and bulbs. Excellent examples of coastal sage scrub occur in upper Placerita Canyon watershed and on the ridgeline to the north, along the Santa Clara River just east of Sand Canyon, and in San Francisquito Canyon.
- Alluvial fan sage scrub: Sometimes also known as floodplain sage scrub, generally consists of a mixture of shrubs, which colonize and persist within infrequently scoured and flooded terrain such as floodplains, alluvial plains, or along seasonal streams. The dominant shrub in most washes is scalebroom, but Great Basin sage brush, rabbitbrush, and foothill yucca also usually

occur in the habitat type, and may be dominant depending upon substrates and subsurface hydrology. This vegetation type is common throughout the alluvial plains and washes in the SEA, forming particularly high diversity stands along the southern margin of the river at Acton, on uplands east of the Sand Canyon confluence, along the dry reaches of the river in Santa Clarita, and in lower San Francisquito Canyon. Extensive stands of Great Basin sagebrush-dominated alluvial scrub occur around Acton and in the Kentucky Springs portion of the SEA.

- Grassland: Native grassland communities consist of low, herbaceous vegetation dominated by grasses, with native formations generally mixed with native bulbs and other herbaceous species, often intermixed with naturalized annual taxa. There are representatives of native grasslands scattered within the SEA, most notably patches of different needlegrass species and melic grasses on clay soils in Placerita Canyon, on slope wetlands and around oaks on the ridge north of Placerita, and on less-disturbed xeric slopes in the eastern portion of the SEA. Seeps in chaparral often support homogeneous stands of giant rye; other native grasses occur sporadically within most natural habitats along the Santa Clara River basin. Non-native grassland consists of invasive annual grasses that are primarily of Mediterranean origin. Dominant species within this “community,” which is a ruderal formation and not a true habitat or community, include oats, bromes, foxtail chess, and other grasses, along with wild mustards and other disturbance-favored “weedy” taxa. Non-native grasslands and other ruderal formations are the dominant understory on most disturbed substrates, particular grazed areas.
- Ruderal species: Disturbed or barren areas either completely lack vegetation or are dominated by ruderal species. Ruderal vegetation typically found within the SEA includes non-native and native grasses and “weedy” herbaceous species, including doveweed, mustards, wire lettuce, sow thistle, telegraph weed, Russian thistle, dock, yellow star thistle, Australian saltbush, and cocklebur. Disturbed areas occur throughout the SEA on fallow agricultural sites, disked fields, abandoned pastures, residential development, paved road margins, fire breaks, dirt access roads, trails, and other similarly disturbed areas.

Wildlife

Wildlife within the SEA is extremely diverse and abundant, commensurate with extensive acreages of natural open space and great diversity of habitat types, within the river channels and on the surrounding uplands. While a few wildlife species may be entirely dependent upon or obligate within a single vegetative community, the mosaic of vegetation communities within the area and adjoining uplands constitutes a continuum of functional ecosystems. These ecosystems support a wide variety of wildlife species, within the SEA boundaries and as a part of the regional ecosystem.

Analysis of invertebrates on any given site generally is limited by a lack of specific data, but the size of the SEA and diversity of habitats present are considered sufficient to support healthy populations of a very large number of invertebrate species, probably in excess of 2,500 species. The riparian formations, wetlands, and aquatic habitats within the SEA support diverse faunas of arthropods, including native fairy shrimp, crane flies, blackflies and other aquatic dipterans, stoneflies, caddisflies, and dobsonflies, water boatmen, giant water bugs, ground beetles, diving beetles, and tiger beetles. Terrestrial insects abound around riparian corridors and in scrub habitats, and are particularly abundant in oak-dominated habitats. Insect orders very well-represented taxonomically, and with some habitat specialization within the Santa Clara River SEA include Orthoptera, Neuroptera, Coleoptera, Diptera, Hymenoptera and Lepidoptera.

Amphibians are abundant and relatively diverse within moister woodland areas, along montane canyon bottoms, in riparian areas, and within surface water features of the SEA. The overall riparian systems of the Santa Clara River basin support abundant populations of Pacific and California

chorus frogs, western toad, western spadefoot toad, bullfrog, and African clawed frog (the latter two species are non-native), and in San Francisquito Canyon, California red-legged frog and southwestern arroyo toad. Arboreal, painted, and garden slender salamanders also are present within mesic habitats in the SEA.

Open scrub, chaparral and alluvial fan habitats support diverse reptile populations, and the overall herpetofauna of the SEA would encompass numerous lizard species, along with southwestern pond turtle in Agua Dulce and Bear canyons. Yucca night lizard, side-blotched lizard, western fence lizard, western skink, San Diego alligator lizard, coastal western whiptail, San Diego horned lizard, desert horned lizard, silvery legless lizard and San Diego desert banded gecko all would be expected within the SEA.

The SEA also supports a robust snake fauna, including western blind snake, coachwhip (“red racer”), chaparral whipsnake, coastal patch-nosed snake, California rosy boa, San Diego gopher snake, glossy snake, California kingsnake, mountain kingsnake, long-nosed snake, night snake, California lyre snake, California black-headed snake, two-striped garter snake, San Bernardino ring-necked snake, southern Pacific rattlesnake.

Bird diversity within the SEA is related to habitat opportunities for year-round residents, seasonal residents, migrating raptors, and song birds. Coastal sage scrub and chaparral host a suite of birds typical of such sites at lower elevations over most of the coastal slopes of Southern California. The most productive sites for resident coastal sage scrub and chaparral birds are around riparian and freshwater systems, which also attract large numbers of migrants during spring and fall. Coastal sage and chaparral birds resident or breeding within the SEA includes Southern California (ashy) rufous-crowned sparrow, Bell’s sparrow, black-chinned sparrow, lark sparrow, lazuli bunting, California gnatcatcher, California quail, greater roadrunner, spotted towhee, California towhee, California thrasher, phainopepla, northern mockingbird, and Anna’s, Costa’s, and black-chinned hummingbirds. Oak woodlands and riparian areas support many more species; notable species consist of the summer tanager, Bullock’s oriole, black-headed grosbeak, band-tailed pigeon, western wood pewee, several swallow species, western yellow-billed cuckoo, willow flycatcher, and least Bell’s vireo. Species associated with ruderal sites and grasslands include western meadowlark, California horned lark, and savannah and grasshopper sparrows. Birds of prey (including common migrants) observed within the SEA include red-shouldered hawk, red-tailed hawk, Cooper’s hawk, sharp-shinned hawk, Swainson’s hawk, merlin, American kestrel, northern harrier, white-tailed kite, prairie falcon, and golden eagle. Resident owl species within the SEA boundaries include barn owl, great horned owl, long eared owl, and California spotted owl.

Native mammal diversity within the SEA is considerable. These include bats (at least seven species), rodents (at least four species of deer mice, two species of woodrat, Beechey ground squirrel, western gray squirrel, and more), two types of rabbits and one hare, broad-handed mole, long-tailed weasel, American badger, spotted and striped skunks, raccoon, gray fox, bobcat, coyote, mountain lion, and mule deer. Black bear also occur within the SEA boundaries, at least occasionally, but the San Gabriel Mountains population was introduced for game use, and this species is not native within the SEA.

- **Wildlife Movement:** Historically (and prehistorically) the riparian corridor along the Santa Clara River has served as the primary east-west linkage between the Pacific coastline, coast ranges, interior ranges, high desert and southern Sierra (via the Tehachapi range). Animals moving through the Santa Clara drainage had unobstructed passage along the river and within the riparian systems between the coastal lowlands of Ventura and the Mojave Desert, with tributary routes extending south into the San Gabriel range, northward via Castaic, Bouquet and San Francisquito tributaries over the Transverse range and into the San Joaquin Valley,

west into the central coast ranges, or east through the Tehachapi mountains and into the southern Sierra Nevada. The present configuration of the tributary drainages has impinged upon connectivity from the Santa Clarita Valley to the north, but the Santa Clara River remains relatively intact and open. The SEA embraces the river corridor and the linkage zones considered essential to insuring connectivity and resource values within the historic movement zones for all of the wildlife species present within the Los Angeles County portion of the Santa Clara River.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species, which have been afforded special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise of concern; this is principally due to the species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** This report/description supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Database (CNDDDB)] because of their scarcity and support of a number of state and federally listed endangered, threatened, and rare vascular plants, as well as sensitive bird and reptile species. These communities include: bigcone spruce-canyon oak forest, coast live oak riparian forest, southern willow scrub, southern cottonwood-willow riparian woodland, sycamore-alder woodland, freshwater marsh, alluvial fan sage scrub, native grassland, and vernal pool. These communities or closely related designations are considered highest-inventory priority communities by the CDFG, indicating that they are declining in acreage throughout their range due to land use changes.
- **Sensitive Species:** Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These species include, but are not limited to, Nevin's barberry, spreading navarretia, slender-horned spineflower, California Orcutt grass, Riverside fairy shrimp, unarmored threespine stickleback, Santa Ana sucker, arroyo southwestern toad, California red-legged frog, southwestern pond turtle, California horned lizard, San Diego mountain king snake, two-striped garter snake, California condor, Swainson's hawk, White-tailed kite, California gnatcatcher, least Bell's vireo, and ringtail cat. In addition, the SEA identifies other species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

Santa Felicia SEA

The Santa Felicia Significant Ecological Area (SEA) encompasses the almost the entire Los Angeles County portion of the Santa Felicia watershed draining into Lake Piru. This watershed is largely undeveloped and contains vast stands of intact coast sage scrub and chaparral communities on south and north facing slopes, respectively. In addition to the undisturbed upland habitats, the watershed is dissected by excellent examples of mixed riparian (sycamore-willow), oak riparian and coast live oak forests and alluvial scrub in the bottomlands. Non-native grasslands occur in areas where grazing has taken place; however, there is little invasion of these ruderal taxa into the native communities. A brief summary of the plant communities present, or likely to occur, within the SEA is provided in the vegetation section below.

The Santa Felicia SEA includes a wide variety of topographic features and habitat types. The orientation and extent of the SEA encompasses the surface and subsurface hydrology of the Santa Felicia watershed, from its headwater, tributaries, and basin to the point at which it exits Los Angeles County jurisdiction. The northern portion of the SEA is within the Angeles National Forest. Capturing the watershed tributaries, the eastern boundary follows a predominate ridgeline, the western boundary is the county border and the southern boundary captures two other small tributaries that feed the Santa Felicia, to encompass almost the entire watershed that ultimately drains into Lake Piru in Ventura County.

Vegetation

Plant communities within the SEA include: coast live oak woodland, coast live oak riparian forest, chaparral, coastal sage scrub, coastal sage scrub, chaparral, non-native and native grasslands, alluvial fan sage scrub, and sycamore-willow riparian woodland. Sensitive plant species occurring or potentially occurring within the SEA are discussed in the Sensitive Biological Resources section of this document.

Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update); some communities are named based upon the dominant species within them and/or other commonly used terminology. Descriptions of several plant communities present within the SEA are given below.

- Coast live oak woodland: Consists of moderate-density overstory formations of coast live oak trees, usually on erosional plains along the margins of canyon bottoms and on lower slopes in chaparral and coastal sage scrub understory habitats.
- Coast live oak riparian forest: Is a variation of coast live oak woodland wherein the canopy is more closely grown, and the trees occur in narrower formations along watercourses. Willow, California bay, mulefat, and other riparian species often occur in the understory.
- Sycamore-willow riparian woodland: May include the following: western sycamore, black willow, arroyo willow, skunkbush, and California blackberry.
- Alluvial fan scrub: Generally consists of a mixture of shrubs, including scalebroom, California buckwheat, and white sage, which colonize and persist within infrequently scoured and flooded terrain such as floodplains, alluvial plains, or along seasonal streams.
- Chaparral: Consists of broad-leafed or needle-leafed, sclerophyllous (hard-leafed), medium height to tall shrubs that form a dense cover on steep slopes, usually below 5,000 feet in Southern California. Dominant species found within this community include scrub oak, toyon, manzanita, and white sage.
- Coastal sage scrub: Dominant species typically are California sagebrush, purple sage, giant wildrye, coyotebush, and California buckwheat.
- Grassland: Non-native grassland consists of invasive annual grasses that are primarily of Mediterranean origin, including short-pod mustard, tocalote, and ripgut brome. Native grassland communities consist of low, herbaceous vegetation dominated by grasses, with native formations generally mixed with native bulbs and other herbaceous species, often intermixed with naturalized annual taxa.

Wildlife

Wildlife within the SEA is extremely diverse and abundant, commensurate with extensive acreages of natural open space and great diversity of habitat types, within the stream channels and on the surrounding uplands. While a few wildlife species may be entirely dependent upon or obligate within a single vegetative community, the mosaic of vegetation communities within the area and adjoining uplands constitutes a continuum of functional ecosystems. These ecosystems support a wide variety of wildlife species, within the SEA boundaries and as a part of the regional ecosystem.

Analysis of invertebrates on any given site generally is limited by a lack of specific data, but the size of the SEA and diversity of habitats present are considered sufficient to support healthy populations of a very large number of invertebrate species. The riparian formations and aquatic habitats within the SEA support diverse faunas of arthropods, which may include native fairy shrimp, craneflies, blackflies and other aquatic dipterans, stoneflies, caddisflies, and dobsonflies, water boatmen, giant water bugs, ground beetles, diving beetles, and tiger beetles. Terrestrial insects abound around riparian corridors and in scrub habitats, and are particularly abundant in oak-dominated habitats.

Amphibians are abundant and relatively diverse within moister woodland areas, along montane canyon bottoms, in riparian areas, and within surface water features of the SEA. The overall riparian systems of the SEA provide habitat for a number of frog and toad populations, which may include populations of Pacific and California chorus frogs, western toad, and western spadefoot toad as well as the California red-legged frog and southwestern Arroyo toad. Open scrub, chaparral and alluvial fan habitats support diverse reptile populations, and the overall herpetofauna of the SEA would encompass numerous lizard species as well as a robust snake fauna.

Bird diversity within the SEA is related to habitat opportunities for year-round residents, seasonal residents, migrating raptors, and song birds. Coastal sage scrub and chaparral host a suite of birds typical of such sites at lower elevations over most of the coastal slopes of Southern California. The most productive sites for resident coastal sage scrub and chaparral birds are around riparian and freshwater systems, which also attract large numbers of migrants during spring and fall. Oak woodlands and riparian areas generally support many more species; notable species consist of the summer tanager, Bullock's oriole, black-headed grosbeak, band-tailed pigeon, western wood pewee, several swallow species, western yellow-billed cuckoo, willow flycatcher, and least Bell's vireo.

Native mammal diversity within the SEA is considerable. These likely include bats, rodents, squirrel, rabbits, mole, weasel, badger, skunks, raccoon, gray fox, bobcat, coyote, and mule deer. Black bear may also occur within the SEA boundaries, at least occasionally, but the San Gabriel Mountains population was introduced for game use, and this species is not native within the SEA.

- **Wildlife Movement:** Historically riparian corridors have served as linkages between the Pacific coastline, coastal ranges, interior ranges, the high desert and southern Sierras (via the Tehachapi range). Animals move through the Santa Felecia watershed along and within the riparian systems between Piru Lake in Ventura County and the San Gabriel Mountain range and beyond. The tributary drainages in this SEA appear fully intact and open.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species, which have been afforded special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise of concern; this is principally due to the species' declining or limited population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present

within the SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** The Santa Felecia SEA supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Database (CNDDDB)] because of their scarcity and support of a number of state and federally listed endangered, threatened, and rare vascular plants, as well as sensitive bird and reptile species. These communities include: coast live oak, coast live oak riparian forest, alluvial fan sage scrub, and native grassland. These communities or closely related designations are considered highest-inventory priority communities by the CDFG, indicating that they are declining in acreage throughout their range due to land use changes.

Sensitive Species: Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These species include, but are not limited to, the California condor, red-legged frog and Arroyo toad. The SEA identifies other species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

Santa Monica Mountains SEA

The Santa Monica Mountains Significant Ecological Area (SEA) is located within the Santa Monica Mountains in a mostly unincorporated area of Los Angeles County. The SEA includes nearly all of the canyons and ridges from the Ventura-Los Angeles County line east to Sullivan Canyon and from the northern edge of development along the coastline to the southern edge of development or the Ventura/Los Angeles County line to the north.

The Santa Monica Mountains SEA includes most of the Santa Monica Mountains Range. This east-west trending range is geologically complex and characterized by steep, rugged terrain of mountain slopes and canyons, with elevation ranging from sea level to over 2,800 feet above mean sea level (MSL) at Castro Peak. The Santa Monica Mountains are bounded by the Pacific Ocean to the south, the Oxnard Plain to the west, the Los Angeles Basin to the east, and the San Fernando Valley and Simi Hills on the north. The SEA includes major canyons such as Trancas Canyon, Zuma Canyon, Ramirez Canyon, Escondido Canyon, Solstice Canyon, Corral Canyon, Malibu Canyon, Carbon Canyon, Los Flores Canyon, Tuna Canyon, Topanga Canyon, Santa Ynez Canyon, Temescal Canyon, Sullivan Canyon, Lobo Canyon, Triunfo Canyon, Liberty Canyon, and Stokes Canyon. Major drainages within the SEA include the Arroyo Sequit, Zuma Canyon Creek, Malibu Creek, Los Flores Canyon Creek, Topanga Canyon Creek, Las Virgenes Creek, and Medea Creek.

The majority of the SEA consists of undisturbed open space with scattered rural residential communities and a few high density residential developments. Open space within the SEA is mostly vegetated with dense stands of chaparral. Other types of vegetation such as woodlands and grasslands occur in smaller portions scattered throughout the SEA on moist or north facing slopes and canyon bottoms. Lesser amounts of coastal sage scrub are also present mostly as an early successional community in areas previously disturbed.

Vegetation

Vegetation within the Santa Monica Mountains SEA is comprised of a large variety of community types. The diversity of the communities reflects the topography of the range itself. The southern slopes are strongly affected by moist marine weather conditions while the northern slopes are influenced by drier inland weather conditions. In addition, the steepness of many slopes causes sharp differences in vegetation on either side of a ridge. Sensitive plant species and plant communities occurring or potentially occurring within the SEA are discussed below in the Sensitive Biological Resources section.

Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within them and/or commonly used terminology. Descriptions and general locations of the each plant community present within the SEA, including chaparral, redshank chaparral, coastal sage scrub, non-native grassland, native grassland, walnut woodland, valley oak woodland, coast live oak woodland, southern willow scrub, cottonwood-willow riparian forest, oak riparian forest, salt marsh, sycamore-alder woodland, freshwater marsh, and disturbed communities are presented below.

- Chaparral: Consists of broad-leafed or needle-leafed, sclerophyllous (hard-leafed), medium height to tall shrubs that form a dense cover on steep slopes below 5,000 feet in Southern California. Dominant species found within this community include ceanothus, toyon, scrub oak, sugar bush, holly-leaved cherry, hollyleaf redberry, chamise, laurel sumac, and manzanita. This plant community occurs throughout the SEA and occupies most of the higher elevations and steep slopes.
- Redshank chaparral: Is a very similar community to the chaparral described above, with the exception that red shank is the dominant species with lesser amounts of other chaparral species. This community is less common; it occurs in small patches, on steep slopes throughout the SEA.
- Coastal sage scrub: Consists of drought-deciduous, low, soft-leafed shrubs and herbs on gentle to steep slopes under 1,500 feet in elevation. This community is dominated by California sage brush, California buckwheat, black sage, purple sage, and California encelia. Coastal sage scrub is distributed throughout the SEA along dry ridgelines, slopes, and other areas previously disturbed by fire.
- Grassland: Non-native grassland consists of dominant invasive annual grasses that are primarily of Mediterranean origin. Dominant species found within this community include wild oat, slender oat, red brome, riggut brome, and herbs such as black mustard and wild radish. Native grasslands are located in small to large patches throughout the SEA in previously disturbed areas, cattle pastures, valley bottoms, and along road sides. Native grassland consists of at least ten percent cover of native purple needlegrass with the remaining coverage similar to non-native grasslands. Few small patches of native grassland can be found scattered throughout the SEA mostly in openings in coastal sage scrub and mixed with non-native grasslands
- Coast live oak woodland: Is dominated by coast live oak with a poorly developed shrub layer, which may include toyon, currant gooseberry, laurel sumac, elderberry, and mule fat. Some coast live oak woodlands in the area include scattered California walnut or valley oaks. This community occurs throughout the SEA and generally along canyon bottoms and more mesic north-facing slopes.
- Valley oak woodland: Is an open woodland community dominated by valley oak. The understory is a grassy savannah composed mostly of non-native grasses. Valley oak woodland occurs mostly on the north slope of the Santa Monica Mountains in shaded ravines and on north-facing slopes.
- Walnut woodland: Is an open woodland dominated by Southern California black walnut. Occurring on moist, fine-textured soils, the open tree canopy usually has a grassy understory.

Other characteristic species include coast live oak, sugar bush, and skunkbrush. This community occurs mostly on the north slope of the Santa Monica Mountains in shaded ravines and on north-facing slopes.

- Southern willow scrub: Is a riparian community consisting of dense, broad-leafed, winter-deciduous riparian thickets occurring within and adjacent to water courses. The dominant species of this community within the SEA are arroyo willow with lesser amounts of mule fat. This community occurs in segments along portions of several of the drainages as well as the periphery of many of the ponds and lakes throughout the SEA.
- Cottonwood-willow riparian forest: Is an open broad-leafed winter-deciduous riparian forest dominated by Fremont cottonwood, black cottonwood, black willow, and red willow. This community occurs in segments along of many of the drainages, ponds, and lakes throughout the SEA.
- Sycamore-alder riparian woodland: Is a tall, open, broad-leafed, winter-deciduous streamside woodland dominated by western sycamore and alder. These stands often form a closed canopy forest and even may appear as trees scattered in a shrubby thicket of sclerophyllous and deciduous species. This community is found infrequently within the SEA along lower reaches of several major creeks.
- Oak riparian forest: Is an open woodland of dense evergreen sclerophyllous riparian woodland dominated by coast live oak. This type appears to be richer in herbs and poorer in understory shrubs than other riparian communities. This community occurs along many streams and canyon bottoms scattered throughout the SEA.
- Freshwater marsh: Develops in areas of still or slow-moving permanent freshwater. This community is dominated by the perennial, emergent monocot cattails, which reach a height of 4-5 meters and often form a closed canopy. Bulrushes are dominant below the cattail canopy. Freshwater marsh is relatively uncommon; it occurs in small patches in natural or created sinks with water sources.
- Salt marsh: Is similar to the freshwater marsh described above but with more salt-tolerant hydrophytes present. Species associated with this community include cattails, pickleweed, and saltgrass. Salt marsh is rare within the SEA and is known only from Malibu Lagoon.
- Rock outcrop: Is a sparsely vegetated community occurring on cliffs and rock outcroppings of sedimentary, metamorphic, and volcanic rocks along the ridges and peaks of the hills and mountains. Between the rocks and in the crevices, the few plants found are usually representative of a chaparral species composition. Other plants often found on the rock faces in protected areas include *Dudleya*, *Selaginella*, and various lichens.
- Ruderal vegetation: Disturbed or barren areas either completely lack vegetation or are dominated by ruderal species. Ruderal vegetation typically found within the SEA include non-native grasses and a high proportion of weedy species, including black mustard and thistle species. Several disturbed areas are scattered throughout the SEA and take the form of residential developments, paved roads, fire breaks, dirt access roads, trails, and other similarly disturbed areas.

Wildlife

Wildlife within the SEA is generally diverse and abundant due to large acreages of natural open

space and diversity of habitat types. While a few wildlife species are entirely dependent on a single vegetative community, the entire mosaic of all the vegetation communities within the area and adjoining areas constitutes a functional ecosystem for a variety of wildlife species, both within the SEA and as part of the regional ecosystem.

The analysis of invertebrates is severely limited due to the lack of data; the SEA, however, undoubtedly supports healthy populations of a diverse assortment of invertebrate species. Amphibian populations are plentiful in the SEA due to the high moisture content provided by coastal conditions as well as the large number of drainages and year-round water supplies. The SEA is also likely to support a variety of amphibians within the moister woodland areas and canyon bottoms. Many essential reptilian habitat characteristics are present within the SEA. These include rock outcroppings that allow for high visibility and small mammal burrows for cover and escape from predators and extreme weather. These characteristics, as well as the variety of habitat types present, are likely to support a wide variety of reptilian species.

The scrubland, woodland, riparian, and grassland habitats in the SEA provide foraging and cover habitat for year-round residents, seasonal residents, and migrating song birds. In addition, the SEA encompasses many year-round water sources located throughout the SEA and abundant raptor foraging, perching, and nesting habitat along the northern slopes of the Range. The southern edge of the SEA, along the coast, is also part of the Pacific Flyway. The combination of these resources as well as the confluence of many community types provide an unusually high diversity of bird species.

Not unlike other taxonomic groups, mammal populations within the SEA are diverse and reflective of the large size and variation of topography and community types.

- **Wildlife Movement:** Although wildlife movement is hampered by rural development in the SEA, animals are still able to move through the Santa Monica Mountains in many areas. Due to its large size and topographic complexity, many linkages are certain to occur within the SEA at various bottlenecks. Malibu Creek State Park is a core habitat area in the Santa Monica Mountains, serving as a connective hub between the Simi Hills to the north and the open space preserves of Topanga State Park to the east and Mugu State Park to the west. These linkages allow movement between large open space areas within the SEA as well as between areas outside the SEA such as the Simi Hills and the western extent of the Santa Monica Mountains in Ventura County. The genetic flow through these areas is crucial in maintaining the diversity and viability of the species within the Santa Monica Mountains. Open space linkages between Kanan Road and Calabasas Parkway along Highway 101, as indicated by the National Park Service, are of particular importance for continued wildlife movement, due to the lack of alternative routes and encroachment of development. Although there are significantly large open spaces within the SEA, contiguous habitat linkages between them are critical in reducing bottlenecks and providing for long-term sustainability.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive, this is due to the species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the SEA, that have been afforded special recognition.

- Sensitive Plant Communities/Habitats: This report/description supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Database (CNDDDB)], because of their scarcity and support of a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species. These communities include native grassland, coastal sage scrub, valley oak woodland, walnut woodland, southern willow scrub, southern cottonwood-willow riparian forest, sycamore-alder woodland, oak riparian forest, salt marsh and freshwater marsh, which occur throughout the area. These communities or closely related designations are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their range.
- Sensitive Species: Sensitive species include those listed, or candidates for listing by the USFWS, the CDFG, and the CNPS. These species include, but are not limited to, Lyon's pentachaeta, marcescent dudleya, Santa Monica Mountains dudleya, Braunton's milk vetch, tidewater goby, steelhead-Southern California ESU, California red-legged frog, California brown pelican, American peregrine falcon, southwestern willow flycatcher, bank swallow, and least Bell's vireo. In addition, the SEA identifies locations of sensitive species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

Santa Susana Mountains/Simi Hills SEA

The Santa Susana Mountains/Simi Hills Significant Ecological Area (SEA) is located northwest of the San Fernando Valley within unincorporated areas of Los Angeles County and an incorporated area of the City of Los Angeles west of Chatsworth. The area is south of State Route 126 (SR-126) and the Santa Clara River, west of the Golden State Freeway (Interstate-5), and includes much of the Santa Susana Mountains in the north, the Santa Susana Pass, Chatsworth Reservoir, and the eastern portion of the Simi Hills in the south.

The Santa Susana Mountains/Simi Hills SEA includes a variety of topographic features; the northern portion of the SEA encompasses Oat Mountain and much of the Santa Susana Mountains from the Los Angeles County line east to Interstate-5. Portions of many of the canyons associated with the Santa Susana Mountains and Oat Mountain are also included such as Salt Canyon, Potrero Canyon, Pico Canyon, Towsley Canyon, El Toro Canyon, Sulphur Canyon, Devil Canyon, Ybarra Canyon, Browns Canyon, Bee Canyon, and Mormon Canyon. Several blue-line streams occur within these canyons and support many natural springs. The north slopes of the Santa Susana Mountains are within the Santa Clara River watershed, which drains the Los Padres National Forest to the north, the Angeles National Forest to the northeast and east, and the Santa Susana Mountains to the south and southeast. The remainder of the SEA is within the Los Angeles River watershed. The majority of the land in the SEA is natural open space with very sparse disturbances in the form of ranches, oil wells, and unimproved access roads. The SEA consists of east-west and northwest trending primary ridges and north-south trending secondary ridges. The peak of Oat Mountain represents the highest point in the SEA at 3,747 feet above mean sea level (MSL). The open space within the SEA supports a variety of communities but is dominated by chaparral, oak woodlands, coastal sage scrub, bigcone spruce-canyon oak woodland, and grasslands. The creeks and canyons support riparian scrub and woodland communities. At its southern end, the SEA includes the eastern portion of the Simi Hills including the east-facing slopes descending from Chatsworth Peak. Chatsworth Reservoir forms a portion of the south boundary and is currently dry except for a small detention basin north of the reservoir.

Vegetation

The plant communities within the Santa Susana Mountains/Simi Hills SEA are composed of numerous plant species. These plant species are adapted to a Mediterranean climate with a cool, wet season followed by a hot, dry season. Due to the topographic complexity and combination of coastal and desert influences, the SEA supports a wide diversity of plant species.

Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed in this study correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within them and/or commonly used terminology. Descriptions and general locations of each plant community present within the SEA are given below. These include chaparral, coastal sage scrub, alluvial scrub, coast live oak woodlands, valley oak woodland, mainland cherry forest, non-native grassland, native grassland, southern willow scrub, southern cottonwood-willow riparian forest, and disturbed communities.

- Chaparral: consists of a broad mix of evergreen species and generally occurs below 5,000 feet in Southern California. Dominant species consist of broad-leaved or needle-leaved sclerophyllous (hard-leaved) shrubs, forming a dense, impenetrable cover with little or no understory growth. The understory typically consists of a considerable accumulation of leaf litter. In areas of less dense shrub cover, the understory consists of non-native grasses and other annual forbs. Dominant species include chamise, laurel sumac, hoary-leaved ceanothus, woolly-leaved ceanothus, and toyon. Chaparral is the dominant plant community within the SEA and covers many of the steep slopes and hillsides in the upper elevations.
- Coastal sage scrub: Coastal sage scrub communities consist of drought-deciduous, low, soft-leaved shrubs and herbs on gentle to steep slopes under 3,000 feet in elevation. Several dominant species may occur within scrub communities, with some areas overwhelmingly dominated by one or two species. Dominant species include California sagebrush, California buckwheat, California bush sunflower, purple sage, and deerweed. Coastal sage scrub is found at the lower elevations within the SEA on drier south-facing slopes, but can also be found on the north-facing slopes and canyon of the Santa Susana Mountains.
- Alluvial scrub: Consists of a mixture of shrubs that colonize sandy-gravelly flood deposited soils within intermittent creeks, arroyos, and drier terraces in large washes. This community intergrades with sage scrub communities and riparian communities and, therefore, occurs adjacent to these communities. Dominant species include Great Basin sagebrush, scalebroom, big saltbush, and squaw bush. Alluvial scrub is predominately found at the northern end of the SEA in Salt Canyon.
- Coast live oak woodlands: Commonly occur along drainages that experience at least a seasonal flow or in other areas under mesic conditions. Soil structure and soil moisture are the most important limiting factors for the survival of oak woodlands; soils must be deep, uncompacted, fertile, well-aerated, and well-drained. This community is dominated by coast live oak. If sufficient groundwater is present, western sycamores, usually associated with riparian habitats, may also occur in the oak woodland. Oak woodlands occupy areas within the canyons and drainages of the SEA.
- Valley oak woodland: Is an open-canopy woodland found on deep, well-drained alluvial soils below 2,000 feet. This community is almost exclusively dominated by valley oak with a grassy understory to form a savannah-like community. This community is located in small pockets in the eastern portion of the SEA.
- Mainland cherry forest: Is not well described but is typically composed of tall stands of hollyleaf

cherry on rocky, dry, north-facing slopes. Within the SEA, coast live oak is co-dominant within this community and can be found in canyons in the northern portion of the study area. This community can also be found in association with alluvial scrub in the northwestern portion of the study area as it approaches the Santa Clara River.

- Grassland: Grassland communities consist of low, herbaceous vegetation that are dominated by grasses but generally also harbor native forbs and bulbs as well as naturalized annual forbs. Topographic factors that contribute to grassland presence include gradual slopes or flat areas with deep, well-developed soils in areas below 3,000 above MSL. The species richness of grassland communities is dependent upon a number of land use factors, including intensity and duration of natural or anthropogenic disturbances such as grazing. Heavily grazed grasslands have a lower species richness. Non-native grassland consists of dominant invasive annual grasses that are primarily of Mediterranean origin. Dominant species found within this community include slender wild oat, wild oat, ripgut brome, and foxtail chess. Native grassland is often associated with coastal sage scrub and is found in pockets in close proximity to coastal sage scrub and non-native grassland. This community consists of at least ten percent cover of native purple needlegrass. The remaining vegetative cover is made up of non-native grasses found in annual grassland and a variety of annual, wild flowers such as golden stars and blue-eyed grass. Small patches of native grassland can be found scattered throughout the SEA mostly in openings in coastal sage scrub and mixed with non-native grasslands.
- Southern willow scrub: Is a riparian community occurring within and adjacent to water courses. The vegetation within this community is adapted to seasonal flooding. Southern willow scrub is characterized by dense, broad leafed, winter-deciduous riparian thickets dominated by one or more willow species. Most stands are too dense to allow understory development. The dominant species of this community within the SEA is arroyo willow, red willow, and black willow, with less common associates including mule fat. This community occurs in segments along portions of the intermittent drainages within the SEA.
- Southern cottonwood-willow riparian forest: Consists of an open, broad-leaved, winter-deciduous riparian forest dominated by Fremont cottonwood, black cottonwood, and several willow species including arroyo willow and red willow. This community occupies much of the Santa Clara River adjacent to the northern boundary of the SEA and also occurs within the larger, intermittent and perennial drainages within the SEA.
- Ruderal vegetation: Disturbed or barren areas either completely lack vegetation or are dominated by ruderal species. Ruderal vegetation typically found onsite include non-native grasses and a high proportion of weedy species, including tocalote, telegraph weed, tree tobacco, doveweed, black mustard, and thistle species. Several disturbed areas occur scattered throughout the SEA and take the form of residential developments, highways, fire breaks, dirt access roads, trails, transmission poles, and other similarly disturbed areas.

Wildlife

Wildlife within the SEA is generally diverse and abundant due to the large acreage of natural open space and the diversity of habitat types. While a few wildlife species are entirely dependent on a single vegetative community, the entire mosaic of all the vegetation communities within the area and adjoining areas constitutes a functional ecosystem for a variety of wildlife species. This applies to the SEA and the regional ecosystem.

The analysis of invertebrates in this study is difficult due to the lack of data, although limited studies have been conducted. The SEA is believed to support healthy populations of a diverse assortment of

countless invertebrate species. Amphibian populations are generally restricted in semi-arid and arid habitats but may be particularly abundant where riparian areas occur. The SEA is likely to support a variety of amphibians in abundance within wetland areas along the major canyon bottoms and the moister oak woodland areas. Many essential reptilian habitat characteristics such as open habitats that allow free movement and high visibility and small mammal burrows for cover and escape from predators and extreme weather are present within the SEA. These characteristics as well as the variety of habitat types present are likely to support a wide variety of reptilian species.

The scrubland, woodland, riparian, and grassland habitats in the SEA provide foraging and cover habitat for year-round residents, seasonal residents, and migrating song birds. In addition, the SEA encompasses many year-round water sources, abundant raptor foraging, perching, and nesting habitat. The combination of these resources as well as the mosaic of many community types provides for an unusually high diversity of bird species. Several of these species may use this SEA as their only consistent occurrence in the southeastern portion of the county.

Not unlike other taxonomic groups, mammal populations within the SEA are diverse and reflective of the diversity of habitat types. Unlike many other inland hills within the Los Angeles Basin, this SEA is large enough to support relatively stable large mammal populations despite the urban surroundings.

- **Wildlife Movement:** The Santa Susana Mountains/Simi Hills SEA includes several important linkages for wildlife movement. The Simi Hills and Santa Susana Mountains provide a vast open space corridor to foster wildlife movement between the Santa Monica Mountains to the south, San Gabriel Mountains to the east, and Los Padres National Forest to the north. Dense, natural habitat associated with the majority of the study area provides excellent opportunities for concealment and water sources while the grasslands provide an abundance of prey.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive; this is due to the species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** This report/description supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Data Base (CNDDDB)], because of their scarcity and support of a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species. These communities include coastal sage scrub, alluvial scrub, valley oak woodland, mainland cherry woodland, native grassland, southern willow scrub, and cottonwood-willow riparian forest, which occur throughout the area. These communities or closely related designations are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their range.
- **Sensitive Species:** Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. Species which have been recorded within the SEA as well as those reasonably expected to occur include, but are not limited to, Lyon's pentachaeta, Nevin's barberry, Braunton's milk vetch, slender-horned spineflower, arroyo southwestern toad, California red-legged frog, California condor, Swainson's hawk, white-tailed kite, and

southwestern willow flycatcher. The table includes locations of sensitive species observed, recorded in the CNDDDB, or reported in previous documentation as observed within or in the immediate vicinity of the SEA.

Pier 400, Terminal Island SEA

The California least tern (*Sterna albifrons brownii*) nests at this locality. This species is found along the southern California coast from April to September, and breeds in flat sandy areas lacking vegetation. It must be free from disturbances and near an estuary with a good supply of small fish. This type of habitat was once common along the coast of southern California, but has nearly disappeared as estuaries have been filled and channelized, and sandy beaches have become a favorite southern California recreation area. For these reasons this species has been placed on the state and federal endangered species list. Nesting populations are found from San Francisco Bay south, with the majority being bound in Orange and San Diego counties. In Los Angeles County, nesting colonies have been found irregularly at scattered localities with populations breeding regularly on Terminal Island and at Venice Beach.

The site is on Pier 400, an area of man-made fill in the Los Angeles Harbor. The site is protected from future development per inter-agency agreement and was specifically designed for least tern nesting; it is buffered from the surrounding urban development, close to foraging areas, and maintained as a flat sandy area with little vegetation. If least terns nest outside the designated boundaries, a buffer is established for said nest(s) until the chicks are fledged. The status of the population is surveyed yearly by the Port of Los Angeles.

The nest site is protected under an inter-agency agreement between the Port of Los Angeles, US Fish and Wildlife Service, California Department of Fish and Game, and the US Army Corps of Engineers. The 15-acre nesting site on Pier 400 is protected by fencing and is designated a no-trespassing area during the nesting season (April 1-August 1). During the off-season, the site can be used for other temporary purposes as long as it is restored prior to the following nesting season.

Tujunga Valley/Hansen Dam SEA

The Tujunga Canyon/Hansen Dam area possesses several important features. The floodplain behind the dam supports one of the last examples of open coastal sage scrub vegetation that was once found in the numerous arroyos of the Los Angeles basin. Portions of the river bottom have surface moisture, and support small pockets of fresh water marsh, another limited resource in Los Angeles County. The remainder of the arroyo and surrounding hillsides are dry, and support several species of plants that are otherwise found only on the desert slopes of the San Gabriel Mountains. Populations of Nevin's barberry (*Berberis nevinii*) and slender-horned spineflower (*Dodecahema (Chorizanthe) leptoceras*) have been found in the wash. Both species are extremely limited in distribution and have been placed on the federal rare and endangered species list.

The area southwest of the dam is used as a spreading ground. This has created several fresh water marsh areas that are used by marsh birds, migratory waterfowl, and shore birds. The area is also valuable as a wildlife corridor. The vegetation in the Tujunga Valley runs nearly uninterrupted from the foot of the Verdugo Mountains well up into the San Gabriel Mountains. The area has been recognized for its importance, and is used by the Audubon Society and local universities and colleges as a sample of a rapidly disappearing habitat type. As a result, the resources of the area are well known.

Valley Oak Savannah SEA

The Valley Oaks Savannah Significant Ecological Area (SEA) is located northeast of the Santa

Susana Mountains and west of the Angeles National Forest, approximately one mile south of the Santa Clara River and one mile north of Pico Canyon. The SEA is bordered on the east by Interstate- 5 and is situated between Valencia Boulevard and McBean Parkway. To the west, the SEA is bordered by the foothills of the Santa Susana Mountains, which are dominated by chaparral.

The Valley Oaks Savannah SEA is almost completely undisturbed except for a few dirt roads. The majority of the vegetation on the site consists of a valley oaks savannah containing over 1000 trees. Other vegetation on the site includes coastal sage scrub and non-native grasses.

Vegetation

Due to its small size, vegetation within the Valley Oaks Savannah SEA is limited to a few community types. All plant species observed or recorded in previous documentation within the study area are indicated in the Comprehensive Floral & Faunal Compendium of the SEA User Guide. Sensitive plant species occurring or potentially occurring within the SEA are discussed in the Sensitive Biological Resources section of this document.

Plant communities within the SEA were classified using standard methodology and terminology. Most of the communities discussed in this study correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within them and/or commonly used terminology. Descriptions and general locations of the each plant community present within the SEA including coastal sage scrub, valley oak woodland, non-native grassland, and disturbed are given below.

- Coastal sage scrub: Coastal sage scrub communities consist of drought-deciduous, low, soft-leaved shrubs and herbs on gentle to steep slopes under 3,000 feet in elevation. Several dominant species may occur within scrub communities and some areas may be overwhelmingly dominated by one or two species. Dominant species include California sagebrush, California buckwheat, chaparral mallow, purple sage, coast goldenbush, and California-astor.
- Valley oak savannah: Is an open woodland community dominated by the broad-leaved, winter-deciduous valley oak with scattered coast live oaks in some areas. The oak trees form an open savannah with an understory that is dominated by California buckwheat and non-native grasses. This community occupies a majority of the site.
- Grassland: Grassland communities consist of low, herbaceous vegetation that are dominated by grasses but generally also harbor native forbs and bulbs as well as naturalized annual forbs. Topographic factors that contribute to grassland presence include gradual slopes or flat areas with deep, well developed soils in areas below the 3,000 foot elevation. Non-native grassland consists of dominant invasive annual grasses that are primarily of Mediterranean origin. Dominant species found within this community include slender wild oat, wild oat, ripgut brome, and foxtail chess along with scattered coastal sage scrub species. This community type occurs along the western portion of the north boundary of the SEA.
- Ruderal vegetation: Disturbed or barren areas either completely lack vegetation or are dominated by ruderal species. Ruderal vegetation typically found onsite include non-native grasses and a high proportion of weedy species, including tocalote, telegraph weed, tree tobacco, doveweed, black mustard, and thistle species. The primary disturbed area within this SEA is dirt roadways.

Wildlife

The relatively small size of the SEA and the limited variety of vegetation types is unlikely to support a large diversity of wildlife. However, acorns within the valley oak savannah provide a valuable food source for a variety of wildlife. Furthermore, the mature trees are an important source of nesting and roosting habitat for birds and other arboreal vertebrates. While some wildlife species are entirely dependent on a single vegetative community, the mosaic of vegetation communities within adjoining areas constitutes a functional ecosystem for a variety of wildlife species, both within the SEA and as part of the regional ecosystem.

The analysis of invertebrates in this study is severely limited due to the lack of data. However, due to the undisturbed nature of the SEA, it is likely to support healthy populations of many invertebrate species. Amphibians may not be abundant due to the lack of water in the SEA, however, shaded areas within the woodland may be moist enough to allow for a few species to occupy the site. Reptilian diversity within the SEA is highest within patches of coastal sage scrub and may be abundant due to the presence of alluvial wash habitat on adjacent property.

The scrubland, woodland, and grassland habitats in and adjacent to the SEA provide foraging and cover habitat for year-round residents, seasonal residents, and migrating song birds. In addition, the SEA contains abundant raptor foraging, perching, and nesting habitat. Mammal populations within the SEA respond favorably to these habitats. Not unlike other taxonomic groups, mammal populations within the SEA are limited by acreage but are likely to utilize the area frequently.

All wildlife species previously recorded, as well as those expected to occur, within the study area are indicated in the Comprehensive Floral & Faunal Compendium of the SEA User Guide. Sensitive wildlife species occurring or potentially occurring within the SEA are discussed below in the Sensitive Biological Resources section.

- **Wildlife Movement:** Wildlife movement within the Valley Oaks Savannah SEA is limited to local movement of foraging animals. Although the SEA does not support regional corridors itself, adjacent lands to the west and northwest may be important linkages for wildlife movement to and from the Santa Susana Mountains and the Santa Clara River. The location of the SEA, therefore, may be important secondarily as a corridor buffer and/or adjacent foraging grounds.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise principally due to the species' declining or limited population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the SEA, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** The Valley Oaks Savannah SEA supports two habitat types considered sensitive by resource agencies, namely California Department of Fish and Game (CDFG), because of either their scarcity or support of a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species. These communities are valley oak woodland and coastal sage scrub. These communities or closely related designations are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their

range.

- Sensitive Species: Sensitive species include those listed, or candidates for listing by USFWS, CDFG, and CNPS (particularly List 1A, 1B, and 2). These sensitive species include, but are not limited to, San Diego coast horned lizard, sharp-shinned hawk, and Cooper's hawk.

Verdugo Mountains SEA

The Verdugo Mountains are an extensive, relatively undisturbed island of natural vegetation in an urbanized metropolitan area. Their geographic location makes them important for scientific study, genetic interchange between otherwise isolated populations, and recreation to urban residents.

Chaparral and coastal sage scrub cover the hillsides of the mountains, with riparian vegetation, including California bay (*Umbellularia californica*), sycamore (*Platanus racemosa*), ferns, and tiger lilies, found in many of the stream drainages. These plant communities provide habitat essential to the diverse and abundant fauna found in the area. The mountains are also home to the northernmost population of *Xylococcus bicolor*.

The area serves as an island refuge, providing what remains of a link between plant and animal populations found in the Santa Monica and San Gabriel Mountains. Genetic interchange, by way of this linkage is important in perpetuating the genetic variability in isolated populations, and consequently the maintenance of healthy ecosystems.

The proximity of the mountains to urban areas provides an excellent opportunity to study the interaction between wild animal populations and humans. The area has already been used for studies concerned with public health.

IV. Coastal Island Resources

Marina del Rey (coming soon)

San Clemente Island (coming soon)

Santa Catalina Island

Santa Catalina Island, part of the Channel Islands chain, is approximately 21 miles long and eight miles wide. The Island consists of two parts connected by a low-lying isthmus at Two Harbors. The larger (southeastern) portion can be generally characterized by rolling hills with a gradual descent into the sea. The smaller (northwestern) portion is extremely steep and rugged with steep shoreline palisades. Level terrain on the Island is limited to the floors of a few large coastal canyons and areas such as Avalon, Pebbly Beach, White's Landing, Middle Ranch, Two Harbors, and Emerald Bay. Mount Orizaba, located in the central portion of the Island, represents the highest peak at 2,069 feet above mean sea level (MSL).

The climate of the Island is similar to the mainland with wet mild winters and long dry periods. The majority of the Island is relatively undisturbed, consisting of grasslands, coastal sage scrub, woodlands, and chaparral. Disturbed areas include minor camping areas, paved roads, dirt roads, radio tower pads, reservoirs and a landfill.

Vegetation

Vegetation on the Santa Catalina Island is composed of a large variety of plant community types. The rugged topography, steep and rocky shoreline, and generally undisturbed condition of the Island

has produced a unique diversity of vegetative communities. Historically, the Island was mostly brushland dominated by chamise and lilac on the northern slopes, and sagebrush and St. Catherine's lace on the south-facing slopes. Following the introduction of feral herbivores (goats, pigs, deer, and bison), this brushland was replaced in most areas by scrub oak, sumac, toyon, lemonadeberry, black sage, and white sage, which predominate today. The lack of a significant fire history and minimal differences in vegetation along elevation gradients (due to an abundance of moisture) has resulted in slope orientation as a major determinant for species presence/absence.

Plant communities on the Island were classified using standard methodology and terminology. Most of the communities discussed correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within them and/or commonly used terminology. Descriptions and general locations of each plant community on the Island, including maritime succulent scrub, southern coastal bluff scrub, island chaparral, island oak woodland, ironwood woodland, island cherry woodland, non-native grassland, native grassland, and disturbed are given below.

- Maritime succulent scrub: Is a low, open scrub of soft-leaved shrubs and herbs with a rich admixture of stem and leaf succulents occurring on steep coastal slopes. This community is dominated by California sagebrush and prickly-pear cactus located mainly on the exposed, dry south-facing slopes typically with well-drained soils. Other species associated with this community include wild-apple, bush sunflower, St. Catherine's lace, bedstraw, island broom, laurel sumac, lemonadeberry, and black sage.
- Southern coastal bluff scrub: Is a low scrub community adapted to exposed areas with nearly constant winds and high salt content. It consists of the largest reservoir of sensitive species and island endemics due to its location within inaccessible areas. This community is dominated by giant coreopsis, wild-apple, *Dudleya* spp., St. Catherine's lace, island buckwheat, and island tarplant (David Carroll and Associates (DCA), 1994). Southern coastal bluff scrub, which occurs on the precipitous cliff, faces typically near the mouths of canyons and adjacent to some of the Island's disturbed areas on the steep seaward (east-facing) slopes and bluffs.
- Island chaparral: Consists of tall broad-leaved shrubs that form a dense cover on steep slopes. Dominant species found within this community include MacDonald's scrub oak, Santa Catalina Island ceanothus, chamise, island red berry, and Santa Catalina Island manzanita. Island chaparral occupies canyon bottoms, most of the higher elevations, and steep, north-facing slopes.
- Island oak woodland: Is dominated by island canyon oak with a poorly developed shrub layer, which includes wild blackberry, poison oak, heart-leaved Penstemon, and honeysuckle. Some island oak woodlands along riparian habitat include scattered arroyo willows. This community occurs in relatively moist, protected canyon bottoms with rich alluvial soils.
- Island ironwood forest: Is an upland community characterized by a dominance of Catalina ironwood. This Island endemic is a broad-leaved tree and occurs in groves of 50-100 trees located along the north- and east-facing slopes (DCA 1994). Other species occasionally associated with the ironwood forest include scrub oak and Catalina manzanita. The understory is sparse, supporting a number of herbaceous annuals and ferns. This community is typically found in protected canyons with rich alluvial soils in the northern portion of the Island.
- Island cherry woodland: Is an open, dense woodland dominated by Catalina cherry with an

understory consisting of Santa Catalina figwort, cudweed, common chickweed, wild cucumber, chaparral mallow, wild morning-glory, and many of the weedy forb and grass species. This community occurs mostly along riparian habitats and in valley/canyon bottoms in the northern portion of the Island.

- **Grassland:** Grassland communities consist of low, herbaceous vegetation that are dominated by grasses but generally also harbor native forbs and bulbs as well as naturalized annual forbs. Non-native grassland consists of dominant invasive annual grasses that are primarily of Mediterranean origin. Dominant species found within this community include slender oats, wild oats, riggut brome, foxtail chess, and wild mustard. Non-native grasslands are located in small patches throughout the Island; along many of the ridges and gentle slopes with shallow clay or clay loam substrates, and in more significant acreage, on rolling hills in the southeastern portion of the Island. Native grassland consists of at least 10 percent cover of native grass species with the remaining coverage similar to non-native grasslands. Small patches of native grassland can be found on the Island mostly mixed with non-native grasslands.
- **Disturbed areas:** Either completely lack vegetation or are dominated by ruderal species within developed areas. Vegetation typically include horehound and tree tobacco. Several disturbed areas occur throughout the Island and take the form of residential developments, paved roads, fire breaks, dirt access roads, trails, and other similarly disturbed areas.

Wildlife

Wildlife on the Island is diverse and abundant due to the large acreage of natural open space and the diversity of habitat types. While a few wildlife species are entirely dependent on a single vegetative community, the vegetation communities within the area and adjoining areas constitute a functional ecosystem for a variety of wildlife species.

The analysis of invertebrates is severely limited due to the lack of data. The Island, however, supports healthy populations of a diverse assortment of countless invertebrate species. Amphibian populations are generally abundant and diverse due to the high moisture content provided under the shade of woodlands and the abundance of drainages. Many essential reptilian habitat characteristics are present. These include open habitats that allow free movement and high visibility and small mammal burrows for cover and escape from predators and extreme weather. These characteristics as well as the variety of habitat types present are likely to support a wide variety of reptilian species.

The scrubland, woodland, riparian, and grassland habitats provide foraging and cover habitat for year-round residents, seasonal residents, and migrating song birds. In addition, several year-round water sources and abundant raptor foraging, perching, and nesting habitat are located throughout the area. The combination of these resources as well as the confluence of many community types provides for a high diversity of bird species. Unlike other taxonomic groups, mammal populations are diverse and reflective of the unique island habitat types.

- **Wildlife Movement:** Wildlife movement occurs throughout the Island. Concentrated movement corridors or bottlenecks are uncommon on the Island due to the abundance of uninterrupted open space and the lack of disturbed areas. In general, movement takes place in large drainages, along ridgelines, and along dirt roads. However, the small isthmus at Two Harbors represents a significant reduction in the ability for animals to move freely between the two parts of the Island. Movement across the isthmus has been further restricted by human encroachment of the Two Harbors community and Island visitors. Although a lack of movement across the isthmus may isolate some animal populations and reduce the genetic diversity on either side, this division has provided a unique opportunity for restoration by isolating and

removing feral animals from the Island.

Sensitive Biological Resources

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive, due to the species' declining or limited distribution or population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present on the Island, that have been afforded special recognition.

- **Sensitive Plant Communities/Habitats:** The Island supports several habitat types considered sensitive by resource agencies, namely the CDFG, because of their scarcity and support of a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species. These communities include maritime succulent scrub, southern coastal bluff scrub, island chaparral, island cherry woodland, island ironwood forest, island oak woodland, and native grassland, which occur throughout the Island. These communities, or closely-related designations, are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their range.
- **Sensitive Species:** Include those listed, or candidates for listing by the USFWS, CDFG, and CNPS. These species include, but are not limited to, Lyon's pentachaeta, Santa Cruz Island rock cress, island rush-rose, Catalina Island mountain-mahogany, Santa Catalina Island ironwood, tow-striped garter snake, California brown pelican, bald eagle, American peregrine falcon, Santa Catalina ornate shrew, and island fox.

Santa Monica Mountains Coastal Zone (coming soon)

V. Watersheds

Antelope Valley

The Antelope Valley area is a unit of the Lahontan hydrologic region. The south half of this region is located in Antelope Valley of north Los Angeles County. Unlike the coastal watersheds in the County, it is a closed basin on the edge of the Mojave Desert, having no outlet to the ocean or major river system. As a component of this area, numerous streams drain the north-facing San Gabriel Mountains, carrying rainfall and snow melt from the Angeles National Forest into the valley.

During most years the rainfall in the Antelope Valley is scant, averaging less than 9 inches per year. Every few years major storms cause flooding, sending sheets of water flow across the eastern portion of the Antelope Valley to the dry lakebeds of Rosamond and Rodgers lakes in Kern County. Uninhibited by development, the sheet flow filters into the groundwater basin or evaporates on the lakebeds, leaving the surface smooth and flat. This natural runoff process is important for two reasons: 1) it benefits the local communities with groundwater recharge, and 2) it seasonally resurfaces the dry lake beds, which are used for aircraft landings at Edwards Air Force Base.

The Lahontan Regional Water Quality Control Board monitors the Antelope watershed through its Basin Plan for the region. The Basin Plan calls for land use controls to help reduce pollutants in

stormwater runoff. In particular, the Plan advocates limiting impervious surfaces, restoring natural vegetation and protecting the headwaters of stream channels and riparian areas.

Los Angeles River Watershed

The Los Angeles River watershed covers 834 square miles. It encompasses the San Fernando Valley and is the largest watershed in the Los Angeles Basin. The river extends 51 stream miles, from the confluence of Bell Creek and Arroyo Calabasas in Ventura County to the Pacific Ocean. Numerous tributaries feed the River as it flows through the San Fernando Valley to the Long Beach Harbor. Several important biotic communities exist in the northern tributaries that feed the river, including freshwater marsh areas in Tujunga Canyon and the Hansen Flood Control Basin. The natural habitat in these tributaries provides a semi-protected corridor for wildlife between the Angeles National Forest and the river.

By 1960, the Los Angeles River was lined with concrete along most of its length by the U.S. Army Corps of Engineers in order to prevent the loss of lives and property from flood damage. The river's sole purpose for years was efficient water conveyance—carrying stormwater from the land to the ocean as quickly as possible. Efforts are being made to capture as much stormwater as possible and redirect it to spreading grounds and reservoirs to replenish groundwater basins, saving thousands of acre-feet of water every year.

The concentration of pollutants that enters the Los Angeles River is extremely high due to accumulated urban stormwater runoff from the hundreds of square miles of impervious surfaces that flank the river. To address these problems, the County, local jurisdictions, a variety of stakeholders, and the Los Angeles Regional Water Quality Control Board are implementing programs to reduce the number and concentration of pollutants that enter the river.

For years the river was considered as strictly a stormwater conveyance system. Over the past two decades, interest in its recreational function has emerged, culminating in a river-wide planning effort in the 1990s, which resulted in the adoption of the *Los Angeles River Master Plan* by the Board of Supervisors in 1996. The plan was created through a cooperative effort by the Departments of Public Works, Regional Planning, Parks and Recreation and many river stakeholder groups for the enhancement of aesthetic, recreational, flood control and environmental functions of the river. The plan seeks to do so by expanding bikeway, walking and equestrian trails to and along the river, enhancing existing trails with landscaping, and promoting economic development opportunities. Since the adoption of the plan, an advisory committee has overseen many new river projects, including bike trails, pocket parks, equestrian trail enhancements, river art and signage. So much public interest in the river has been generated that many more improvements are anticipated in the future.

The County is also working with various organizations and agencies that are involved in watershed-related planning activities, such as the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy. The attention being paid to the watershed has resulted in a better understanding of its functions and generated an unprecedented network of residents, private organizations and government entities dedicated to watershed management.

Compton Creek Sub-Watershed

Compton Creek drains an area of approximately 42 square miles, including portions of the Cities of Carson, Compton, Long Beach, Los Angeles, Lynwood, and South Gate and portions of the Los Angeles County unincorporated communities of Florence-Firestone, Willowbrook, and Rancho Dominguez. Compton Creek drains into the Los Angeles River, which then empties into San Pedro

Bay at the eastern edge of the Long Beach Harbor.

With more than 700,000 residents, the Compton Creek Watershed is highly urbanized and most of its drainage courses are lined with concrete. Approximately 97 percent of the land area is occupied by homes, businesses, roads, and similar uses. As a result of excess levels of trash and coliform bacteria, surface and groundwater quality in Compton Creek has been degraded, natural hydrologic functions modified, and plant and wildlife diversity reduced.

In recent years, various groups, cities, and agencies have worked to transform Compton Creek into a valued community asset, improve and expand open space, optimize water resources, preserve and restore habitat, and create a network of trails and bike paths. Some of these efforts have been informally coordinated, in recognition of the potential to extend benefits beyond the borders of individual cities, create opportunities to leverage benefits, and maximize funding resources.

Dominguez Channel Sub-Watershed

The Dominguez Channel sub-watershed drains approximately 110 square miles of intensely urban area and plays a significant role in the health of coastal aquatic communities. Storm drains and minor tributaries feed the Dominguez Channel, which empties into the Los Angeles Harbor. There are significant stormwater pollution issues in this watershed. For example, old waste disposal practices have left DDT and PCBs deposited in the channel bottom, which are carried to the harbor in sediment swept up by stormwater.

Located in the southern portion of Los Angeles County, 96 percent of the watershed is developed, and approximately 50 percent is comprised of residential land uses. Nine unincorporated county islands are located within this urban-industrial watershed and each of these areas affects and is affected by the health and function of Dominguez Channel and its tributaries.

San Gabriel River Watershed

The San Gabriel River watershed encompasses part of the Angeles Forest, the San Gabriel Valley, and large urban areas in southeast Los Angeles County. It is bounded by the Los Angeles River on much of its west flank, and extends to San Bernardino and Orange Counties. Totalling more than 640 square miles, the watershed has extensive areas of un-channeled tributaries, which support riparian and woodland habitats. Its northern reaches in the Angeles Forest are dramatically different from the developed 167 square miles in the Los Angeles basin. It is such an important county resource that the U.S. Congress preserved two wilderness areas within this watershed. The San Gabriel Wilderness Area—36,215 acres—along the West Fork of the San Gabriel River, and Sheep Mountain Wilderness Area, 31,680 acres along the East Fork.

The main watercourse in this watershed is the San Gabriel River. The river extends 59 stream miles from the National Forest to the Pacific Ocean, draining 350 square miles of land. It also recharges groundwater tables in several basins. The major tributaries that feed the river include Coyote Creek, Walnut Creek and San Jose Creek. The upper section of the San Gabriel River and its tributaries are still considered relatively pristine. However, intensive recreational use and erosion due to wildfires in this area may threaten water quality and wildlife that depend on the river. The middle section of the river has been extensively modified throughout the San Gabriel Valley to prevent flooding and encourage ground water recharge. The lower section, similar to the Los Angeles River, is lined with concrete from Firestone Boulevard to the bay. In contrast to the upper and middle sections of the river, water flow in the lower section stems primarily from urban runoff and treated effluent from municipal wastewater treatment facilities.

A clear link exists between the health of this watershed and the quality of life for millions of county

residents. The upper reaches of the San Gabriel River support wildlife, deliver drinking water and provide a myriad of recreational opportunities. To protect and enhance the multiple benefits of this resource a river-wide planning effort entitled *San Gabriel River Master Plan* was adopted in 2006. This effort, spearheaded by Los Angeles County Department of Public Works, brings together a dynamic group of stakeholders, including the thirteen cities along the river, residents, environmental groups and many business and community leaders.

The County is working with stakeholders involved in other planning activities, such as the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy and the Santa Monica Mountains Conservancy. Together, stakeholders developed a watershed and open space plan in 2001 entitled *Common Ground: From the Mountains to the Sea* that provides general guidelines for improvement of the San Gabriel and Lower Los Angeles Rivers Watersheds through community development, public awareness, preservation of open space and creation of recreational opportunities—particularly along the rivers.

In addition to watershed and river plans, the County has expanded its Significant Ecological Area (SEA) overlay in parts of San Gabriel Canyon, East San Gabriel Valley, San Dimas Canyon area and Puente Hills. This overlay will provide for a more rigorous environmental review of applicable proposed projects. Maintenance and vegetation removal within the River are exempt within the SEA, due to their public safety roles in managing flood channel capacity. Further information on Significant Ecological Areas is located in the SEA section of this Element.

Santa Clara River Watershed

The Santa Clara River watershed is an extensive hydrologic system that encompasses the western portion of the Angeles National Forest in Los Angeles County and eastern portion of Los Padres National Forest in Ventura County. The Santa Clara River—an essential component of this watershed—recharges local ground water, provides riparian habitat and supplies water to downstream agricultural lands in Ventura County. It is the largest relatively unaltered river system in Southern California, and the single most important natural wildlife corridor in Los Angeles County. The river and its tributaries provide drainage for approximately 680 square miles of the upper watershed within Los Angeles County. The river's major tributaries include Castaic Creek, San Francisquito Canyon Creek, Bouquet Canyon Creek, Sand Canyon Creek, Mint Canyon Creek and Santa Clara River South Fork. Several endangered species are found in this watershed, including the Arroyo Toad and Unarmored Three-spine Stickleback. Another important stretch of the river supports a variety of riparian-obligate songbirds and birds of prey between Castaic Junction and Blue Cut near the Ventura County line, where the groundwater basin thins and narrows, forcing groundwater toward the surface.

A link exists between the health of this watershed, particularly its tributaries, and development in the area. Urban expansion in the 1990s and early 2000s impacted the watershed on several levels, including a reduction in local water supplies and disappearing open space. Furthermore, the land use activities in this area have created many square miles of impervious surfaces, which has created more urban runoff and reduced the amount of water that would naturally percolate into groundwater basins. By employing watershed management techniques, the County aims to curb this trend.

In addition to these ongoing efforts, the County has expanded its Significant Ecological Area overlay in several areas of the watershed, including the headwaters of the Santa Clara River and the Santa Susana Mountains. Further information on Significant Ecological Areas is located in the SEA section of this Element.

Santa Monica Bay Coastal Watersheds

The County of Los Angeles manages the coastal watersheds of Santa Monica Bay as two distinct management areas due to the vast differences in land use and population density: North Santa Monica Bay Watersheds (North Bay) and the South Santa Monica Bay Watersheds (South Bay). The North Bay consists of the Malibu Creek and Topanga Creek watersheds as well as sixteen other rural coastal watersheds. North Bay watersheds are primarily natural open space with low-density residential developments. The South Bay includes Ballona Creek watershed, Marina del Rey, and 10 urban coastal sub-watersheds. Although vastly different from one another, these watersheds have a direct impact on the quality and quantity of water delivered to the Santa Monica Bay. The Malibu Creek watershed traverses a rural mountainous area, while the Ballona Creek watershed is comprised of intensely urban development.

The coastal watersheds of the Santa Monica extend from the border of Ventura and Los Angeles County to outer Cabrillo Beach in San Pedro. This length includes 44 beaches along 55 miles of coastline attracting over 55 million beach visitors each year. While the Malibu Creek and Ballona Creek Watersheds also drain to Santa Monica Bay, they are typically managed as separate areas due to their significant size. A Bacteria Total Maximum Daily Load (Bacteria TMDL) for the Santa Monica Bay Beaches became effective on July 15, 2003.

Ballona Creek Sub-Watershed

The Ballona Creek Watershed is located in the Western portion of Los Angeles County and is approximately 130 square miles in size. It is highly urbanized and is home to more than 1.6 million residents. It includes the unincorporated communities of Marina del Rey, Baldwin Hills, Ladera Heights and a portion of Playa del Ray. Three tributaries drain 130 square miles: Centinela Creek, Sepulveda Canyon Channel and Benedict Canyon Channel, which all feed into Ballona Creek before entering Santa Monica Bay.

Over the years, the urbanization of the Ballona Creek watershed routed many small tributaries through storm drains. These storm drains collect runoff from city streets and carry it to major tributaries and eventually to Ballona Creek, which flows into the Santa Monica Bay. Major contributors to the impaired water quality in the Creek are urban runoff and illegal dumping. These pollutants significantly contribute to pollution in the Santa Monica Bay, degrading ecosystems and recreational opportunities.

The Ballona Creek Trash TMDL became effective on August 11, 2005. To comply with this regulation, the County of Los Angeles adopted an aggressive strategy to reduce the amount of trash entering Ballona Creek from unincorporated areas. The Ballona Creek Metals TMDL became effective on October 29, 2008, the Ballona Creek Toxics TMDL became effective on January 11, 2006, and the Ballona Creek Bacteria TMDL became effective on April 27, 2007.

Malibu Creek Sub-Watershed

Malibu Creek Watershed is the largest rural watershed in North Santa Monica Bay. It is approximately 109 square miles and consists of over 75 percent natural open space. The Malibu Creek watershed encompasses a major portion of the Santa Monica Mountains and is one of many sub-watersheds that drain the mountain range. Over the past twenty years, the number of residents living in the Malibu Creek watershed has doubled. This growth and development has increased runoff, sedimentation and demand for imported water, and caused various tributaries that feed Malibu Creek to be channelized. As a result, the natural flow of water within the watershed has changed, degrading oak and riparian woodlands, steelhead trout populations, and the Malibu

Lagoon.

The primary watercourse draining this watershed is Malibu Creek, which flows into Malibu Lagoon. The health and function of Malibu Creek and its tributaries is an important issue as these waterways drain 109 square miles of the watershed into Malibu Lagoon—a National Estuary.¹ Two important plant communities live in the lagoon: the coastal salt marsh and coastal strand, and over 200 species of birds use the lagoon as a refuge.

A clear link exists between the health of Malibu Creek watershed, particularly Malibu Creek, and development in the mountains. Land use activities account for about half of all pollutants that enter the Malibu watershed drainage. Pollution sources include roadway runoff, septic system overflow, new construction, and vegetation clearance.

The Santa Monica Mountains North Area Plan, adopted by the Board of Supervisors in 2000, and the 1986 Local Coastal Plan address the adverse affect of development on the Santa Monica Mountains. These plans, which cover portions of the mountains north of the Coastal Zone, significantly restrict the potential number of dwelling units that may be built in the mountains. The guiding principle of the plan is to let the land dictate the site and type of development that should be allowed.

In addition to these plans, the County has expanded its Significant Ecological Area overlay in several parts of the watershed, encompassing a majority of the mountain range from Ventura County to the City of Los Angeles. Further information on Significant Ecological Areas is located in the SEA section of this Element.

The Malibu Creek Bacteria TMDL became effective on January 24, 2006.

Marina del Rey Sub-Watershed

The Marina del Rey Watershed is approximately two square miles in size and its area was mainly constructed from remnants of the Ballona Creek Wetlands and Estuary. The Marina del Rey Harbor, Mothers' Beach, and Back Basins Bacteria TMDL became effective on March 18, 2004 and a Toxics TMDL became effective on March 22, 2006.

V. Agricultural Resource Area Overlay Methodology

Figure 6.4 in the Conservation and Open Space Element shows the County's Agricultural Resource Area Overlay (ARA) designation, which identifies areas where the County promotes agricultural activities. The ARA boundaries were derived in part from previously defined Agricultural Opportunity Areas (AOAs) in 1980 General Plan. The AOAs include areas historically farmed in the Antelope Valley, although areas with environmental constraints, such as sensitive habitats, Hillside Management Areas and areas with potential for soil erosion were removed from the boundaries. In addition to the adopted AOA areas, the ARA includes farmland identified by the State Department of Conservation, including Prime Farmland, farmland of Statewide Importance, Farmland of Local Importance, and Unique Farmland. The boundaries were then refined to limit environmental impacts,

¹ The Santa Monica Bay is designated a National estuary under the U.S. EPA's National Estuaries Program.

by removing Sensitive Environmental Resource Areas and Significant Ecological Areas. The map excludes areas with adopted Specific Plans, as well as rural town centers and rural town areas, as defined in the Antelope Valley Area Plan. Only areas with densities of at least ten dwelling units per acre remain. In addition, areas of fewer than 40 contiguous acres were removed to reflect the land area needed for active agriculture.

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Appendix F: Parks and Recreation Element Resources

I. County Parks and Recreation Inventory

Table F.1: County Parks and Recreation Inventory

	Park	Park Planning Area	Park Classification	Type	Supervisory District	Acres
1	Acton Park	1	Community	Local	5	12.0
2	Acton Wash Sanctuary	1	Special Use	Regional	5	75.0
3	Adventure Park	9	Community	Local	4	15.0
4	Alondra Community Regional Park	10	Community Regional	Local	2	53.0
5	Alondra Golf Course	10	Special Use	Regional	2	151.0
6	Alpine Butte Wildlife Sanctuary	1	Special Use	Regional	5	323.0
7	Altadena Golf Course	7	Special Use	Regional	5	58.0
8	Amigo Park	9	Neighborhood	Local	4	5.0
9	Apollo Community Regional Park	1	Community Regional	Regional	5	54.0
10	Arboretum and Botanic Garden	7	Special Use	Regional	5	119.0
11	Arcadia Community Regional Park	7	Community Regional	Regional	5	53.0
12	Athens Park	8	Community Regional	Regional	2	19.0
13	Atlantic Avenue Park	8	Neighborhood	Local	1	2.0
14	Avocado Heights Park	6	Neighborhood	Local	1	8.0
15	Bassett Park	6	Neighborhood	Local	1	10.0
16	Belvedere Community Regional Park	8	Community Regional	Regional	1	31.0
17	Mary McLeod Bethune Park	8	Neighborhood	Local	2	5.0

	Park	Park Planning Area	Park Classification	Type	Supervisory District	Acreage
18	Big Rock Creek Wildlife Sanctuary	1	Special Use	Regional	5	161.0
19	Blalock Sanctuary	1	Special Use	Regional	5	140.0
20	Bill Blevins Park	6	Neighborhood	Local	4	5.0
21	Bodger Park	10	Community	Local	2	12.0
22	Frank G Bonelli Regional Park	6	Regional	Regional	5	1,797.0
23	Thomas S. Burton Park	6	Neighborhood	Local	4	12.0
24	Butte Valley Wildflower Sanctuary	1	Special Use	Regional	5	351.0
25	Roy Campanella Park	8	Neighborhood	Local	2	9.0
26	George Washington Carver Park	8	Neighborhood	Local	2	6.0
27	Castaic Lake State Recreation Area	2	Regional	Regional	5	12,658.0
28	Castaic Sports Complex	2	Community Regional	Regional	5	54.0
29	Cerritos Community Regional Park	9	Community Regional	Regional	4	84.0
30	Charter Oak Park	6	Community	Local	5	12.0
31	Chesebrough Park	2	Neighborhood	Local	5	7.0
32	City Terrace Park	8	Community	Local	1	15.0
33	Countrywood Park	6	Neighborhood	Local	4	6.0
34	Crescenta Valley Community Regional Park	3	Community Regional	Regional	5	38.0
35	Dalton Park	6	Neighborhood	Local	1	5.0
36	Del Aire Park	10	Neighborhood	Local	2	7.0
37	Del Valle Park	2	Neighborhood	Local	5	5.0

	Park	Park Planning Area	Park Classification	Type	Supervisorial District	Acreage
38	Descanso Gardens	7	Special Use	Regional	5	149.0
39	Desert Pines Sanctuary	1	Special Use	Regional	5	99.0
40	Devil's Punchbowl Natural Area	1	Special Use	Regional	5	1,259.0
41	Dexter Park	3	Community Regional	Regional	5	40.0
42	Diamond Bar Golf Course	6	Special Use	Regional	4	172.0
43	East Rancho Dominguez Park	9	Neighborhood	Local	2	6.0
44	Eaton Canyon Golf Course	7	Special Use	Regional	5	66.0
45	Eaton Canyon Nature Center	7	Special Use	Regional	5	198.0
46	El Cariso Community Regional Park	2	Community Regional	Regional	3	80.0
47	El Cariso Golf Course	2	Special Use	Regional	3	83.0
48	Enterprise Park	9	Community	Local	2	10.0
49	Fair Oaks Park	2	Neighborhood	Local	5	6.0
50	Charles S. Farnsworth Park	7	Community	Local	5	15.0
51	John Anson Ford Amphitheatre	8	Special Use	Regional	3	31.0
52	Deane Dana Friendship Park and Nature Center	10	Special Use	Regional	4	119.0
53	Ganesha Park	7	Pocket	Local	5	0.6
54	Carl O. Gerhardy Wildlife Sanctuary	1	Special Use	Regional	5	547.0
55	Kenneth Hahn State Recreation Area	5	Regional	Regional	2	308.0
56	William S. Hart Regional Park	2	Special Use	Regional	5	162.0
57	Hasley Canyon Equestrian Center	2	Special Use	Regional	5	67.0

	Park	Park Planning Area	Park Classification	Type	Supervisory District	Acreage
58	Hasley Canyon Park	2	Neighborhood	Local	5	5.0
59	Maggie Hathaway Golf Course	8	Special Use	Regional	2	13.0
60	Gloria Heer Park	6	Neighborhood	Local	4	10.0
61	Eastside Eddie Heredia Boxing Club	8	Pocket	Local	1	0.2
62	Hollywood Bowl	5	Special Use	Regional	3	69.0
63	Rueben Ingold Parkway	5	Pocket	Local	2	3.0
64	Jackrabbit Flats Wildlife Sanctuary	1	Special Use	Regional	5	114.0
65	Helen Keller Park	8	Neighborhood	Local	2	7.0
66	Knollwood Golf Course	5	Special Use	Regional	5	150.0
67	Knollwood Pool	5	Special Use	Regional	5	Part of golf course
68	Jake Kuredjian Park	5	Neighborhood	Local	5	6.0
69	La Mirada Community Regional Park	9	Regional	Regional	4	76.0
70	La Mirada Golf Course	9	Special Use	Regional	4	127.0
71	Ladera Park	5	Community	Local	2	16.0
72	Lakewood Golf Course	9	Special Use	Regional	4	177.0
73	George Lane Park	1	Community	Local	5	14.0
74	Lennox Park	10	Neighborhood	Local	2	6.0
75	Loma Alta Park	7	Neighborhood	Local	5	18.0
76	Los Amigos Golf Course	9	Special Use	Regional	4	146.0
77	Los Robles Park	6	Neighborhood	Local	4	5.0
78	Los Verdes Golf Course	10	Special Use	Regional	4	163.0

	Park	Park Planning Area	Park Classification	Type	Supervisorial District	Acreage
79	Earvin "Magic" Johnson Park	8	Community Regional	Regional	2	104.0
80	Manzanita Park	6	Community	Local	4	12.0
81	David March Park	2	Neighborhood	Local	5	12.0
82	Marshall Canyon Golf Course	6	Special Use	Regional	5	157.0
83	Marshall Canyon Park	6	Special Use	Regional	5	119.0
84	Allen J. Martin Park	6	Neighborhood	Local	1	7.0
85	Everett Martin Park	1	Neighborhood	Local	5	6.0
86	Amelia Mayberry Park	9	Community	Local	1	14.0
87	McNees Park	9	Pocket	Local	1	0.6
88	Mescal Wildlife Sanctuary	1	Special Use	Regional	5	99.0
89	Michillinda Park	7	Pocket	Local	5	2.0
90	Mona Park	8	Neighborhood	Local	2	8.0
91	Monteith Parkway	5	Pocket	Local	2	0.6
92	Monument Park	7	Pocket	Local	5	0.4
93	Mountain Meadows Golf Course	6	Special Use	Regional	1	189.0
94	Northbridge Park	2	Neighborhood	Local	5	9.0
95	Eugene A. Obregon Park	8	Neighborhood	Local	1	11.0
96	Jesse Owens Community Regional Park	8	Community Regional	Regional	2	9.0
97	Pacific Crest Park	2	Neighborhood	Local	5	9.0
98	Pamela Park	7	Neighborhood	Local	5	3.0
99	Park Learning Grove County Park	10	Pocket	Local	2	0.5
100	Parque de los Suenos	8	Pocket	Local	1	1.6

	Park	Park Planning Area	Park Classification	Type	Supervisorial District	Acreage
101	El Parque Nuestro	8	Pocket	local	1	0.6
102	Pathfinder Community Regional Park	6	Community Regional	Regional	4	29.0
103	Theodore Payne Wildlife Sanctuary	1	Special Use	Regional	5	157.0
104	Pearblossom Park	1	Neighborhood	Local	5	8.0
105	Peck Road Water Conservation Park	7	Special Use	Regional	5	155.0
106	Pepperbrook Park	6	Neighborhood	Local	4	5.0
107	Phacelia Wildlife Sanctuary	1	Special Use	Regional	5	160.0
108	Pickens Park	3	Pocket	Local	5	0.2
109	Pico Canyon Park	2	Neighborhood	Local	5	21.0
110	Placerita Canyon Nature Center	2	Special Use	Regional	5	507.0
111	Rimgrove Park	6	Neighborhood	Local	1	8.0
112	Dr. Richard H. Rioux Memorial Park	2	Community	Local	5	17.0
113	Virginia Robinson Gardens	5	Special Use	Regional	3	6.0
114	Jackie Robinson Park	1	Neighborhood	Local	5	9.0
115	Franklin D. Roosevelt Park	8	Community Regional	Regional	1	24.0
116	Carolyn Rosas Park	6	Neighborhood	Local	4	6.0
117	Rowland Heights County Park	6	Community	Local	4	6.0
118	Ruben F. Salazar Park	8	Neighborhood	Local	1	8.0
119	San Angelo Park	6	Neighborhood	Local	1	9.0
120	San Dimas Canyon Community Regional Park	6	Regional	Regional	5	19.0

	Park	Park Planning Area	Park Classification	Type	Supervisory District	Acreage
121	San Dimas Canyon Nature Center	6	Special Use	Regional	5	110.0
122	Santa Anita Golf Course	7	Special Use	Regional	5	131.0
123	Santa Catalina Island Interpretive Center	11	Special Use	Regional	4	0.6
124	Santa Fe Dam Recreational Area	7	Regional	Regional	1	989.0
125	Saybrook Park	8	Neighborhood	Local	1	6.0
126	Peter F. Schabarum Regional Park	6	Regional	Regional	4	575.0
127	Sorensen Park	9	Community	Local	1	11.0
128	Stephen Sorenson Park	2	Community Regional	Regional	5	108.0
129	South Coast Botanic Garden	10	Special Use	Regional	4	82.0
130	William Steinmetz Park	6	Community	Local	4	12.0
131	Sunshine Park	6	Neighborhood	Local	1	7.0
132	Tesoro Adobe Historic Park	2	Special Use	Regional	5	2.0
133	Trailview Park	6	Pocket	Local	4	51.0
134	Tujunga Ponds Wildlife Sanctuary	3	Special Use	Regional	5	13.0
135	Two Strike Park	3	Neighborhood	Local	5	8.0
136	Val Verde Community Regional Park	2	Community Regional	Regional	5	58.0
137	Valleydale Park	6	Neighborhood	Local	1	9.0
138	Vasquez Rocks Natural Area & Nature Sanctuary	2	Special Use	Regional	5	913.0
139	Veterans Memorial Community Regional Park	3	Community Regional	Regional	5	97.0
140	Victoria Community Regional	9	Community	Regional	2	34.0

	Park	Park Planning Area	Park Classification	Type	Supervisory District	Acreage
	Park		Regional			
141	Victoria Golf Course	9	Special Use	Regional	2	167.0
142	Walnut Creek Community Regional Park	6	Special Use	Regional	5	55.2
143	Walnut Nature Park	8	Special Use	Regional	1	0.4
144	Chester Washington Golf Course	8	Special Use	Regional	2	126.0
145	Col. Leon H. Washington Park	8	Neighborhood	Local	2	13.0
146	Ted Watkins Memorial Park	8	Community Regional	Regional	2	28.0
147	West Creek Park	2	Community	Local	5	16.9
148	Charles White Park	7	Neighborhood	Local	5	5.0
149	Whittier Narrows Golf Course	7	Special Use	Regional	1	15.0
150	Whittier Narrows Nature Center	7	Special Use	Regional	1	Part of WNRA
151	Whittier Narrows Recreation Area (WNRA)	7	Regional	Regional	1	1,293.0

Appendix G: Noise Element Resources

I. Federal Guidelines

Table G.1: Federal Guidelines for Acceptable Environmental Noise Levels

Authority and Specified Sound Levels (dBA)	Criteria Objectives
EPA Levels Document (1974)	
55 dBA Ldn outdoors	For the protection of public health and welfare with an adequate margin of safety.
45 dBA Ldn indoors	
Federal Inter-agency Committee on Noise (FICON)	
65 dBA Ldn outdoors	Generally compatible for residential development.
>65 – 75 dBA	Residential use discouraged.
HUD	
65 dBA Ldn outdoors	Acceptable for housing without special acoustical consideration.
>65 – 75 dBA Ldn outdoors	Normally unacceptable, but acceptable with acoustical sound isolation.
>75 dBA Ldn outdoors	Unacceptable, but acceptable with acoustical isolation and the existence of overriding benefits.
FHWA	
57 dBA Ldn (1h) 60 dBA Ldn (1h) outdoors	Activity category "A": Lands on which serenity and quiet are of extraordinary significance.
67 dBA Ldn (1h) 70 dBA Ldn (1h) outdoors	Activity category "B": Picnic areas, recreation areas, residences, motels, schools, churches, libraries, and hospitals.
72 dBA Ldn (1h) 75 dBA Ldn (1h) outdoors	Activity category "C": Developed lands not in Categories "A" and "B" above.
52 dBA Ldn (1h) outdoors	Residences, motels, hotels, public meeting rooms, schools,

	churches, libraries, hospitals and auditoriums.
FAA	
65 dBA Ldn outdoors	Compatible for residential, public and commercial uses.
>65 – 70 dBA Ldn outdoors	Compatible for commercial building uses. Compatible for public building use with 25 dBA building envelope aircraft noise reduction (NR). Not compatible for residential, but interior acceptable with 25 dBA building envelope NR.
>70 – 75 dBA Ldn outdoors	Compatible for commercial building use with 25 dBA building envelope NR. Compatible for public building use with 30 dBA building envelope aircraft noise reduction (NR). Not compatible for residential, but interior acceptable with 30 dBA building envelope NR.
>75 – 80 dBA Ldn outdoors	Compatible for commercial building use with 30 dBA building envelope NR. Not compatible for public building use. Not compatible for residential, but interior acceptable with 35 dBA building envelope NR.
>80 dBA Ldn outdoors	Not acceptable for commercial, public, or residential use buildings.

II. Noise Contours

Figure G.1: Noise Contours for the Unincorporated Areas (coming soon)

III. Noise Barriers

Noise barriers include any man-made or natural feature that blocks or diminishes sound in its path from the source to the receiver, with concrete block walls and earthen berms being the more common kinds of man-made construction. A noise barrier reduces sound levels by breaking the direct line of sight between the noise source and the receiver. Effectiveness of noise mitigation barriers is primarily a function of height, the location in relation to the sound source and, to a lesser degree, the shape of the edge of the barrier. Since walls have a finite height, sound energy reaches the receptor by bending (diffraction) over the top of any barrier at a reduced intensity. An analysis

based on application of the FHWA TNM “Look-up Tables”² demonstrates the effectiveness of noise barriers of varying heights at controlling noise from a sample of traffic, consisting of 1,000 automobiles traveling at 60 mph with the receptor at a distance of 100 meters (340 feet). The difference between a “no barrier” scenario and one with a 2 meter-high (6.5 feet) barrier results in an auditory noticeable condition, a decrease of approximately 7 dBA. The noise insertion loss resulting from the installation of a 3 meter high (9.8 feet) barrier is even more dramatic, lowering ambient noise levels by 12 dBA.

Also, the precise location of barriers between the sound source and the receptor plays a pivotal role in sound attenuation. Studies cited by Caltrans clearly indicate that the best results to minimize noise are obtained when the noise barrier is either close to either the sound source or to the receptor. Finally, the shape of barriers has an additional, substantial effect on noise attenuation and sound propagation. Most traffic noise prediction models factor in smooth edges on the noise barriers. However, research has shown that increased noise attenuation can be achieved with jagged edges on the noise barriers to create greater diffraction of the sound path. Results to date show “significant improvement (3-8 dB) for a barrier with a random edge profile compared to one of the same average height with a straight edge.”³

Noise barriers (sound walls) are the most widely used method of mitigating noise from traffic. Caltrans characterizes noise barriers as the most reasonable noise abatement option available to the state to reduce highway and freeway noise.⁴ This is due to barrier insertion being very effective in reducing noise sources that are close to the ground. Also, established land use patterns often pose constraints at the site of many proposed mitigation measures; that is, there is no available land for any other mitigation technique other than a noise barrier. Thus, construction of noise barriers is limited to those situations where other alternatives, such as open space, simply do not exist due to lack of available land or space. Overall, public reaction to highway noise barriers appears to be generally positive, though some residents have argued that aesthetics or view protection values are often sacrificed. In this regard, it should be noted that Caltrans has discovered that vegetation as a factor in noise attenuation does not appear to be significant, and it takes either a considerable depth of plant material or a considerable density of it for any substantial attenuation of sound.

² FHWA. Traffic Noise Model, 1998.

³ “Noise Barriers with Random Edge Profiles”, Acoustical Society of America’s 129th Meeting, May – June 1995; see “Jagged-edge Noise Barriers” in ICA/ASA 98’ Lay Language Papers, June 1998.

⁴ Technical Noise Supplement, Caltrans, October 1998, Section N-6000.

Appendix H: Safety Element Resources

I. Historic Wildfires in Los Angeles County

Table H.1: Los Angeles County Wildfire Incident Statistics (2007-2010)

Fire Name	Year	Acres Burned	Structures	
			<i>Damaged</i>	<i>Destroyed</i>
Buckweed/ Agua Dulce	2007	38,356	30	43
Canyon	2007	4,500	14	8
Magic	2007	2,824	0	0
Ranch	2007	58,401	2	10
Meadow Ridge	2007	20	0	0
October	2007	100	0	0
Sayre	2008	11,262	0	634
Sesnon	2008	14,703	11	78
Marek	2008	4,824	10	42
Osito	2009	304	0	0
Morris	2009	2,168	0	0
Station	2009	160,577	57	209
Crown	2010	14,000	6	10
Briggs	2010	530	0	0
Totals		312,569	130	1,034

Source: Cal Fire Fire Incident Reports

*Data on structures damaged and destroyed was not available for all wildfires, just for the ones listed above.

Table H.2: Acres Burned in Los Angeles County (2004-2010)

Year	Unincorporated Los Angeles County	Other Jurisdictions	All Jurisdictions
2004	34,353.58	361.80	34,715.38
2005	5,221.09	23,834.87	29,055.96
2006	7,355.35	163.66	7,519.01
2007	116,893.76	2,231.35	119,125.11
2008	30,714.17	401.92	31,116.09
2009	162,265.62	870.78	163,136.40
2010	1,513.99	45.02	1,559.01
Totals	358,317.56	27,909.40	386,226.96

Source: Los Angeles County Fire Department, Information Management Section, 2010.

II. Awareness Floodplains

The California Department of Water Resources (DWR) Awareness Floodplain Mapping project identifies flood hazard areas that are not mapped by the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). The Awareness Floodplain maps are an additional tool that helps communities and agencies understand flood hazard areas that are currently not a regulated floodplain.

Figure H.1 identifies the Awareness Floodplains for the County. Data for some areas is not available, as some areas of the County have not yet been mapped. For more information please visit DWR's web site at: http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/awareness_floodplain_maps/.

Figure H.1: Awareness Floodplain Map

III. Development in Flood Hazard Areas

The tables below represent development projects that are located within the County's flood hazard zones.

Table H.3 lists planned development located within flood hazard zones. This list was generated using case information from the Department of Regional Planning's case tracking system and includes approved projects only. These projects were cross-referenced with GIS data to determine if the project intersects with a flood hazard zone.

Table H.4 was generated using the Los Angeles Region Imagery Acquisition Consortium (LAR-IAC) building outline data to determine whether parcels with existing structures intersect with flood hazard zones.

Lastly, Table H.5 lists roadways that are located within flood hazard zones.

Table H.3: Planned Development in Flood Hazard Zones

Table H.4: Existing Development in Flood Hazard Zones

Table H.5: Roadways Located in Flood Hazard Zones

IV. Repetitive Loss Sites

As of June 30, 2008, FEMA identified 66 repetitive loss properties located within the unincorporated areas of the County. The County has since reduced this number to 43 repetitive loss properties by clarifying property locations or incorporating flood hazard mitigation measures. The County adopted a Floodplain Management Plan on May 11, 2010 to mitigate the flooding of 35 repetitive loss properties. The remaining repetitive loss properties will be addressed in future community-based planning efforts.

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Appendix I: Public Services and Facilities Element Resources

I. Imported Water Sources

Los Angeles Aqueduct

The unincorporated County does not rely on the Los Angeles Aqueduct for water. The aqueduct is owned and operated by the City of Los Angeles for its residents. Built in 1913 by the City's Department of Water and Power, the Los Angeles Aqueduct transports water from the Mono Basin and Owens Valley south to Los Angeles through 338 miles of aqueduct.

Colorado River Aqueduct

To alleviate some of the financial burden of importing water from the Colorado River, Los Angeles and several other cities formed the Metropolitan Water District of Southern California under California's Metropolitan Water District Act of 1927. Twenty years after the Los Angeles Aqueduct was completed, plans for the Colorado River Aqueduct began. Today, the 242-mile long Colorado River Aqueduct carries a billion gallons (2,778 acre-feet) of water each day to southern California. Los Angeles County does rely on a portion of the Colorado River Aqueduct for its water.

The State of California, along with a number of other states share water that is diverted from the Colorado River. Although allocated 4.4 million acre-feet of water annually from the Colorado River, over the past few decades, California, has been utilizing more than its allocated share of water. Water agencies throughout the state, including the Metropolitan Water District, are implementing programs to reduce water drawn from this source to the initial allocation agreement, through water banking, conservation, and recycling.

State Water Project

Following World War II, the California State Legislature approved the Burns-Porter Act, which committed the state to the development of a 440-mile aqueduct system that would bring rainwater and snowmelt from northern California to southern California. Since 1972 the State Water Project has delivered water to 29 water agencies along the route, including the Antelope Valley-East Kern Water Agency, Castaic Lake Water Agency, Metropolitan Water District, and the San Gabriel Valley Municipal Water District. The delivery capacity of the State Water Project is currently 2.4 million acre-feet annually, of which water agencies in the County are granted a portion, depending on their contract with the state and available supply.

II. Water Suppliers

The following section outlines the water suppliers that serve the unincorporated areas of the County:

Antelope Valley-East Kern Water Agency

The Antelope Valley-East Kern Water Agency (AVEK) holds the third largest entitlement to water from the California State Water Project; only the Metropolitan Water District and Kern Water Company have higher entitlements. AVEK's district boundaries extend 2400 square miles from the Antelope Valley in Los Angeles County well into Kern County. Since 1953, AVEK has brought water to major consumers, including farmers and Edwards Air Force Base. AVEK imports 75,000 acre-feet of water into its district annually. However, demand for water in the Antelope Valley is higher than

current delivery capacities.

Castaic Lake Water Agency

The Castaic Lake Water Agency (CLWA) monitors groundwater and provides imported water from California's State Water Project to four retail water purveyors for distribution in the Santa Clarita Valley: the Los Angeles County Waterworks District 36, Newhall County Water District, Santa Clarita Water Company, and Valencia Water Company. These agencies collect and maintain data on precipitation, groundwater quality, consumption rates, and surface water delivery throughout the Santa Clarita Valley. The data serves as an indicator of overall water conditions, and is used to project available water supplies and prevent over-drafting of valley groundwater basins.

The Santa Clarita Valley extracts approximately 40 percent of its water supply from groundwater basins. Historically, water use in the Santa Clara Valley was predominantly agricultural. Today, urban development is the primary user, and irrigation demands are expected to continue to decline as the urban areas in the Valley expand.

Little Rock Creek Irrigation District

The Little Rock Creek Irrigation District (LCID) is a public entity that was created in the late 1880s. LCID was instrumental, along with the Palmdale Water District, in constructing the Little Rock Dam. The completion of the dam in 1924 made it possible to store water runoff from the Angeles Forest.

Metropolitan Water District

The Metropolitan Water District (MWD) serves a vast area of California's South Coast region, from Oxnard to Mexico's border, supplying water to most of south Los Angeles County. It was created in 1928 to develop, store, and distribute water at wholesale rates to its member agencies, who in turn distribute the water to end users. Twenty-seven member agencies contract with MWD and together serve approximately 300 cities and unincorporated communities in Southern California.

The MWD is responsible for purchasing much of Southern California's water from the Colorado River and State Water Project to meet the region's growing demand. The MWD is Southern California's primary water wholesaler, supplying member cities and water districts with approximately two million acre-feet, or 650 billion gallons of water, annually. One acre-foot of water is equivalent to the amount of water covering an acre of land—about the size of a football field—one foot deep.

Palmdale Water District

The Palmdale Water District is one of the oldest water districts in the Antelope Valley. Its roots began in the late 1800s as a water provider for agricultural irrigation. What began as a wooden trestle carrying creek water for farms is now an underground canal feeding Palmdale Lake with water from the Little Rock Dam. Much of this water supplies the expanding urban population in the Antelope Valley. In 1963, the Palmdale Water District began purchasing water from the State Water Project to supplement groundwater and water from Little Rock Dam.

Appendix J: Economic Development Element Resources

I. Industrial Land Analysis

Introduction

This analysis, which was developed in cooperation with the Los Angeles County Community Development Commission (CDC) and the Los Angeles County Economic Development Corporation (LAEDC) in 2008, inventories and analyzes existing industrial land uses, zoning, and policies to inform site-specific policy recommendations. These recommendations have informed in part informed the Land Use Policy Map, and should be used to guide activities on the County's industrial land.

The primary objectives of the Industrial Land Analysis are to:

- Analyze the types and intensities of industrial uses located on the County's existing industrial land, and determine the long-term viability of those uses;
- Facilitate new development on existing industrial land, such as the rehabilitation and upgrading of underutilized parcels, new mixed-use development, and public-private joint venture real estate developments on industrial property; and,
- Create a policy framework for future development activities on the County's industrial land that will attract, retain, and grow businesses and jobs within the unincorporated areas of the County.

Industrial Land Classifications

For this analysis, the County's industrial lands were classified into the following districts:

- **Employment Protection Districts:** These areas represent economically viable industrial and employment-rich lands, where industrial zoning and land use designations should remain, and where policies to protect industrial land from other uses (residential and commercial) should be enforced.
- **Flex Districts:** Flex areas are industrial districts that currently have industrial designations but should not be protected from converting to potentially higher uses. These are areas that due to existing conditions on the ground and surrounding uses could allow for development of non-industrial uses and mixed-uses where appropriate, but also allow light industrial or office/professional uses that are compatible with residential uses. These recommendations may call for a change in land use designation and/or zoning and will be implemented through community-based planning efforts.

In addition, the analysis includes correction areas within each industrial study area. These correction areas identify individual uses or specific parcels where previous land use decisions have resulted in incompatible land use patterns and require a zoning and/or land use change.

The scope of this analysis includes the industrially designated and zoned land in the unincorporated areas, with the exception of those in the Santa Clarita Valley and Antelope Valley. In some cases, the industrial lands within each community were further divided into study areas.

The following communities were considered in the analysis:

- Avocado Heights
- Covina Islands
- East Los Angeles
- East Pasadena-East San Gabriel
- Florence-Firestone
- Hacienda Heights
- Lennox
- Lopez Canyon
- North Whittier
- Rancho Dominguez
- Rowland Heights
- South San Jose Islands - South Walnut
- South Whittier - Sunshine Acres
- West Carson
- West Puente Valley
- West Rancho Dominguez - Victoria
- West Whittier - Los Nietos
- Whittier Narrows - South El Monte
- Willowbrook

Methodology

- The County's industrial areas, whether designated through an industrial land use designation or an industrial zoning designation, were analyzed. Santa Clarita Valley and Antelope Valley were not analyzed due to pending land use changes the community-based plan updates.
- LA PLAN (a subsidiary of LAEDC) staff conducted field surveys on the County's industrial land. The field survey analysis looked at a number of important variables, including:
 - Current conditions and use of the industrial site and/or industrial district;
 - Current conditions of the land uses adjacent to the industrial site and/or industrial district;
 - Development and/or redevelopment activities taking place in the vicinity of the industrial site and/or the industrial district;
 - Real estate market data (local industrial vacancy and absorption figures at the time of the study).
 - Absorption rate, which is the historical amount of square footage absorbed over a period of time; and
 - Utilization and/or "high use" of land. Utilization can be a comparative term in relation to adjoining uses or simply a matter of the amount of building on a given parcel. For this analysis, many parcels were considered underutilized due to the poor condition of the facilities in an area, with good access and visibility with an occasional upgraded industrial facility close by.
- The staff also reviewed GIS and other aerial photographs.

Avocado Heights

Avocado Heights has several industrial districts, and consists of five study areas. Nearly all of the industrially zoned land in Avocado Heights is occupied by operating businesses; however, on many parcels, the utilization of industrial land is low when compared to surrounding industrial land in other jurisdictions. There is a lot of opportunity for significant rehabilitation to generate cleaner industrial and/or office and professional uses.

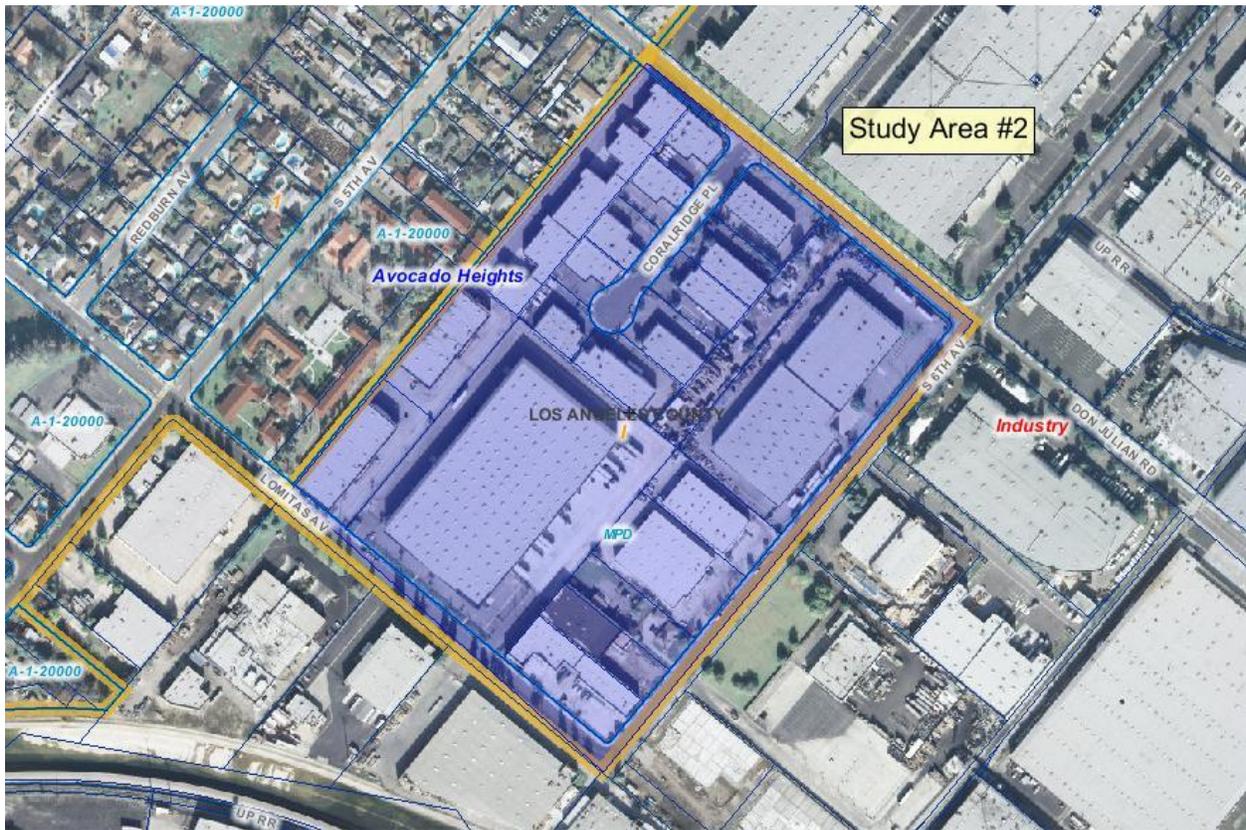
Figure J.1: Avocado Heights Study Area 1



- The industrial district in Study Area 1 runs along Valley Boulevard and contains industrial uses, along with a few supporting commercial businesses. The parcels are adjacent to rehabilitated and high-use industrial parcels in the City of Industry to the south, and the City of La Puente to the north, and a Union Pacific rail line that runs parallel to Valley Boulevard. The existing businesses and the level of industrial activity in the region, in addition to the large parcel sizes, demonstrate the viability of the industrial land. The County's industrial parcels and uses are not on par with the surrounding uses in other jurisdictions, and incentives for redevelopment and rehabilitation of the industrial parcels in Study Area 1 is recommended. Additionally, future residential uses should not be allowed in these intensive industrial districts. The mobile home park should retain its industrial land use and zoning designation.

- **Recommendation:** Employment Protection District

Figure J.2: Avocado Heights Study Area 2



- The current land use is industrial. The parcels are surrounded by high-use industrial parcels in the City of Industry on all sides, except for the residential uses in Avocado Heights that border the northwest portion of the Study Area. The existing businesses and the level of industrial activity in the region, in addition to the large parcel sizes, demonstrate the viability of the industrial land.
- **Recommendation:** Employment Protection District

Figure J.4: Avocado Heights Study Area 4



- The industrial parcels in Study Area 4 are shallow and run along Valley Boulevard. To the north of the Study Area are rehabilitated and high-use industrial parcels in the City of Industry and a Union Pacific Rail Line. Directly across Valley Boulevard lies a row of commercial uses backed by low-density, single family residences. The current land uses on the parcels in the Study Area are industrial. However, the existing businesses and the level of industrial activity are not on par with the surrounding uses, and the shallow parcel sizes will make it difficult for any future high-use industrial redevelopment. There is opportunity for redevelopment of the Study Area as an area that can house supportive commercial uses, for the adjacent, high-employment work sites. Due to its proximity to the rail line and the presence of adjacent industrial uses, residential uses are not recommended in this Study Area.
- **Recommendation:** Flex District

Figure J.5: Avocado Heights Study Area 5



- The industrial district in Study Area 5 lies directly east of the San Gabriel River and the Interstate-605 freeway, and is surrounded by intensive industrial uses in the City of Industry. The current uses in the Study Area are industrial, and the businesses have rehabilitated these industrial lands and they currently stand at high-use. The large parcel sizes, current use and good access to transportation routes demonstrate the viability of the industrial land. The parcels in the northeast corner of the Study Area are split-jurisdictional with the City of Industry. This can add complications to any future redevelopment of the parcel.
- **Recommendation:** Employment Protection District

Covina Islands

Figure J.6: Covina Islands Study Area 1

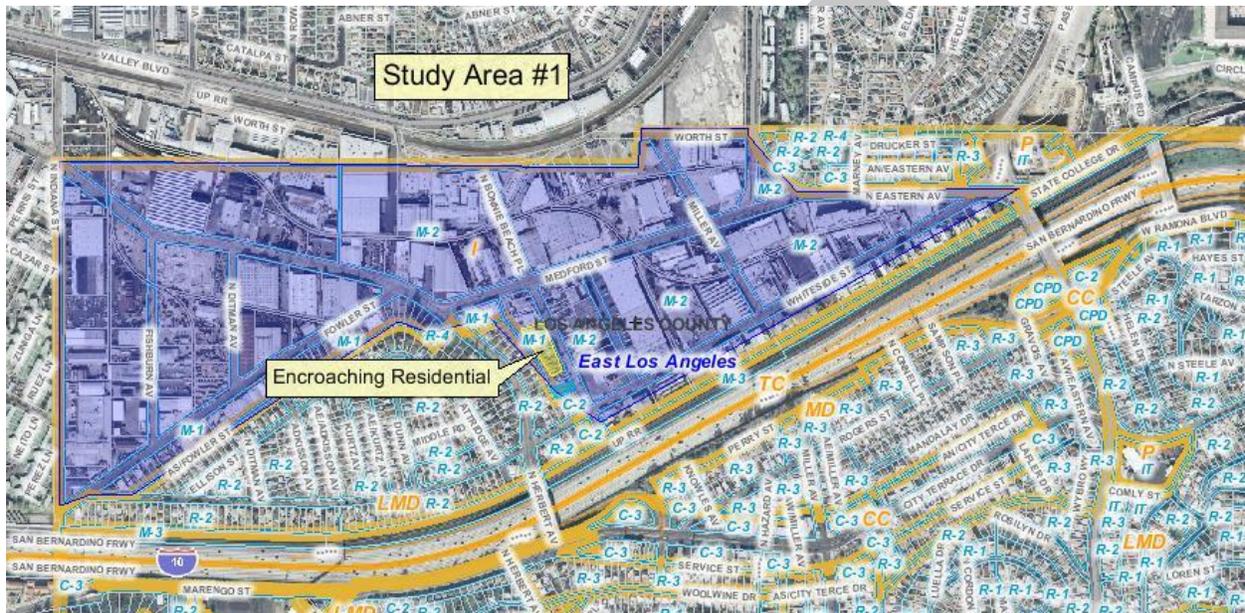


- There is one small industrial district in the Covina Islands along Arrow Highway at the intersection of Barranca Avenue. The current uses in the Study Area are a mix of commercial, light industrial and automobile repair related services. There is inconsistency in the land use designation of 1 (Low Density Residential) and the M-1 zone (Light Manufacturing). The Study Area is isolated due to the San Dimas Wash to the south, and the current industrial parcels are not viable in their current state for future jobs-rich uses. There are highly utilized industrial uses to the east in the City of Glendora, while residential, commercial and public uses surround the Study Area in other directions. The intersection of Arrow Highway and Barranca Avenue primarily contains commercial and residential uses. It is recommended that this Study Area be transitioned to potentially higher uses in the future.
- **Recommendation:** Flex District
- **Correction Areas:** Change the land use designation to Light Industrial.

East Los Angeles

East Los Angeles has two primary areas of industrial activity and several narrow corridors that are zoned Commercial-Manufacturing. The Commercial-Manufacturing corridors are primarily commercial-based businesses that are interspersed with low-volume, light industrial activity. Both of East Los Angeles' industrial districts continue to extend outside of the unincorporated borders. However, in East Los Angeles, the industrial uses, building conditions, and utilization rates vary greatly from surrounding jurisdictions. As with other industrial districts in the unincorporated areas, residential properties are mixed in and around industrial properties.

Figure J.7: East Los Angeles Study Area 1



- Study Area 1 is the Whiteside Redevelopment Project Area for the County. The current land use in Study Area 1 is a combination of light and heavy industrial uses. The CDC has designated the Study Area a “BioMedTech” Focus Area, which is a joint redevelopment effort with the Community Redevelopment Agency of Los Angeles. This Study Area is prime industrial land and is recommended to be an Employment Protection District. Between N. Herbert Avenue and Bonnie Beach is a residential pocket that is surrounded by heavy industrial uses. It is recommended that this type of development be prohibited in important industrial districts.
- **Recommendation:** Employment Protection District

East Pasadena - East San Gabriel

Figure J.9: East Pasadena – East San Gabriel Study Area 1



- East Pasadena-East San Gabriel has one small industrial district. The Study Area lies just north of a Union Pacific rail line and the City of Rosemead. The adjacent parcels in Rosemead are large-lot industrial uses with some local-serving commercial sites. To the east of the Study Area is a wide utility transmission corridor. The current uses in the Study Area are industrial warehousing and food processing businesses. These industrial lands, which are high-use and employment-rich and in close proximity to other job centers, should be protected.
- **Recommendation:** Employment Protection District
- **Correction Areas:** The Study Area currently has a Land Use designation of 1 (Low Density Residential) that should be changed to Light Industrial.

Florence-Firestone

Much of the economic activity in the Florence-Firestone area is considered local in nature, with services such as recycling, machinery parts and maintenance, and auto uses serving nearby industrial districts and communities. Commercial services and light industrial activities, such as pallet yards and warehousing are scattered in between single family homes. Because of the prominence and adjacency of lower density residential uses, there are conflicts between noxious uses and housing. Compared to the industrial areas within surrounding cities, the industrial land in Florence-Firestone is less-intense, providing fewer jobs and income opportunities for businesses.

There are several nodes of industrial activity in Florence-Firestone. The areas around the Alameda Corridor, particularly south of Florence Avenue, contain the highest density of industrial employment. Municipal policies along the Alameda Corridor typically support the allocation of adjacent land for industrial uses, both to mitigate environmental hazards to households as well as to use rail infrastructure to promote economic development activities.

Figure J.10: Florence-Firestone Study Area 1

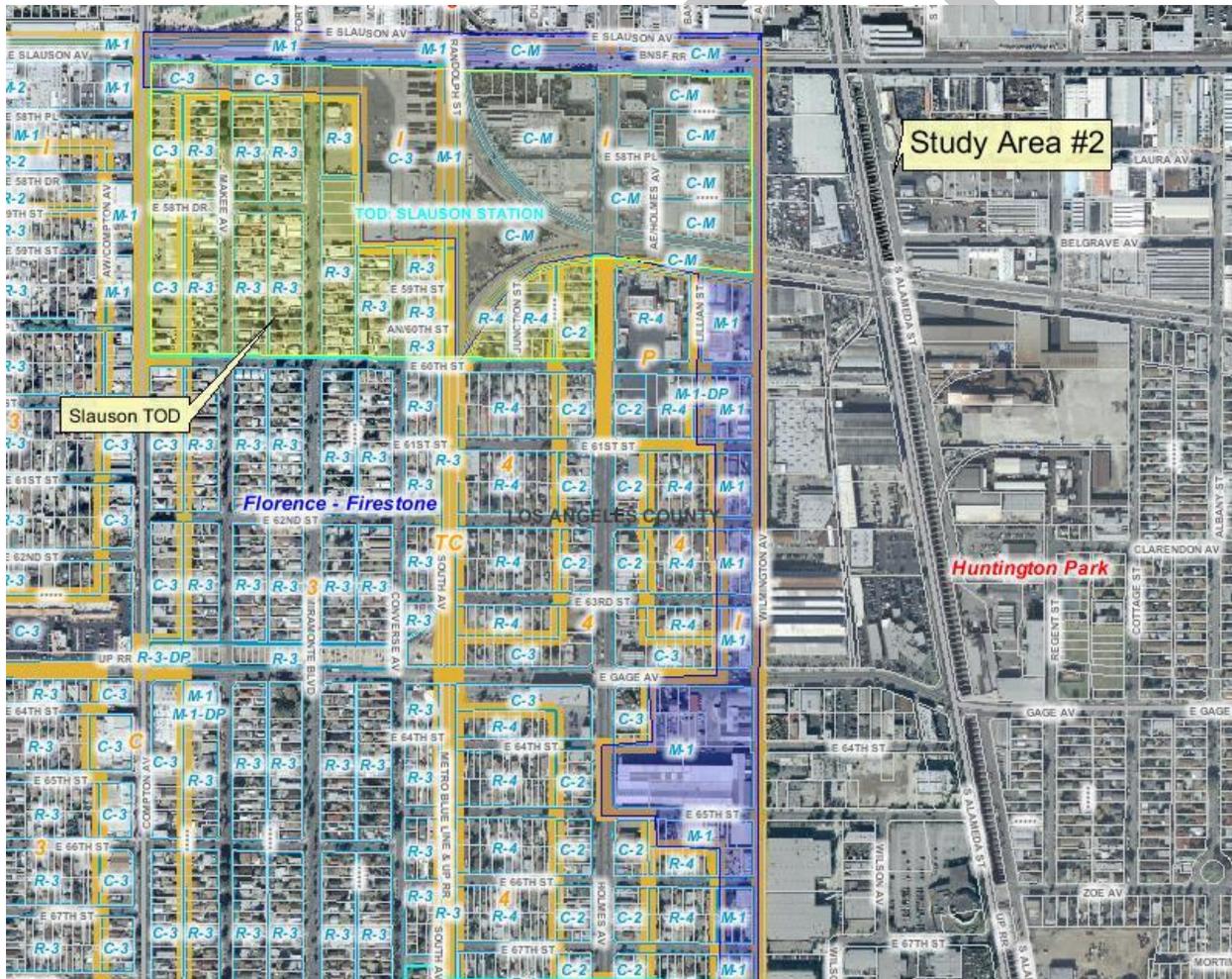


- The existing industrial uses in Study Area 1 are primarily small businesses on small lots directly adjacent to residential areas. The majority of the uses are not employment-rich businesses; a large number of auto dismantling, recycling and other low-intensity uses exist.

The conditions of these structures indicate age and a lack of investment. Across Central Avenue and immediately west of Study Area 1 in the City of Los Angeles is a higher-intensity industrial area containing transportation and warehousing activities. To the north of the Study Area across Slauson Avenue is a combination of residential, commercial and small industrial uses. Slauson Avenue also contains the right-of-way of the Burlington Northern – Santa Fe Railroad, which Metro is studying as a future light-rail transit corridor. Just south of the Study Area within Florence-Firestone along east 58th Drive, there are a number of residential properties adjacent to industrial uses. There are opportunities to explore the conversion of this Study Area to allow for office and professional mixed uses, with additional opportunities for redevelopment of underutilized industrial parcels along both Central Avenue and Compton Avenue.

- **Recommendation:** Flex District

Figure J.11: Florence-Firestone Study Area 2

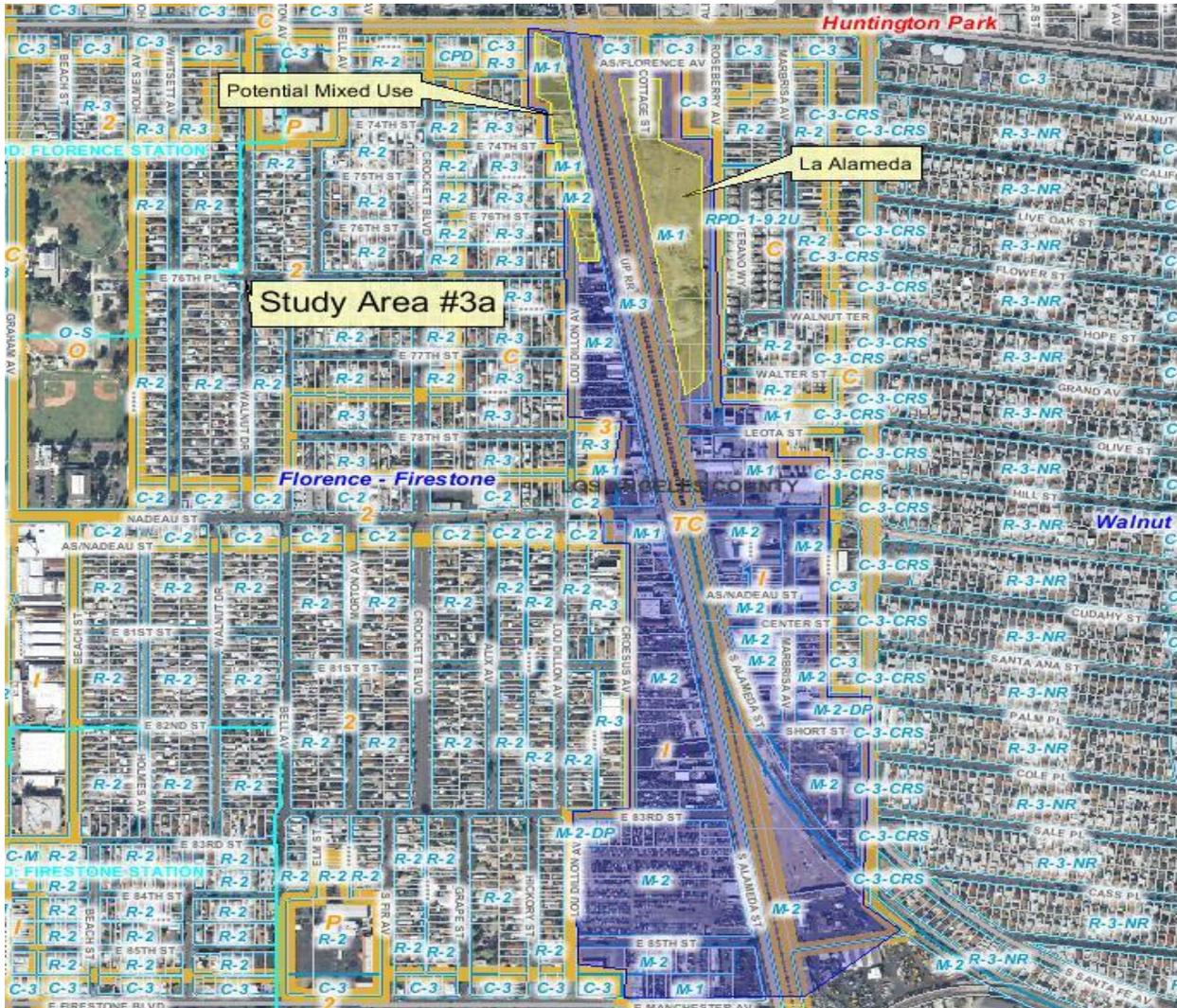


- Study Area 2 consists of a mix of heavy and light industrial uses, truck storage, scrap/auto metal dismantling and similar businesses, which are primarily on small parcels. A portion of the industrial land in the Study Area is located within the Slauson Station TOD, which is intended to promote mixed uses and increased residential activity around transit nodes. However, there

is very little residential or commercial activity currently in the Study Area or in the TOD. The City of Huntington Park and the Alameda Corridor lie east of the Study Area across Wilmington Avenue. Both the City and the Alameda Corridor Transportation Authority have strong policies to encourage industrial activity along the corridor. The City's redevelopment of older warehouses has attracted higher-intensity and employment-rich uses. It is recommended to explore higher uses of land in this Study Area to support transit-oriented development or the possibility of an industrial TOD.

- **Recommendation:** Flex District

Figure J.12: Florence-Firestone Study Area 3a



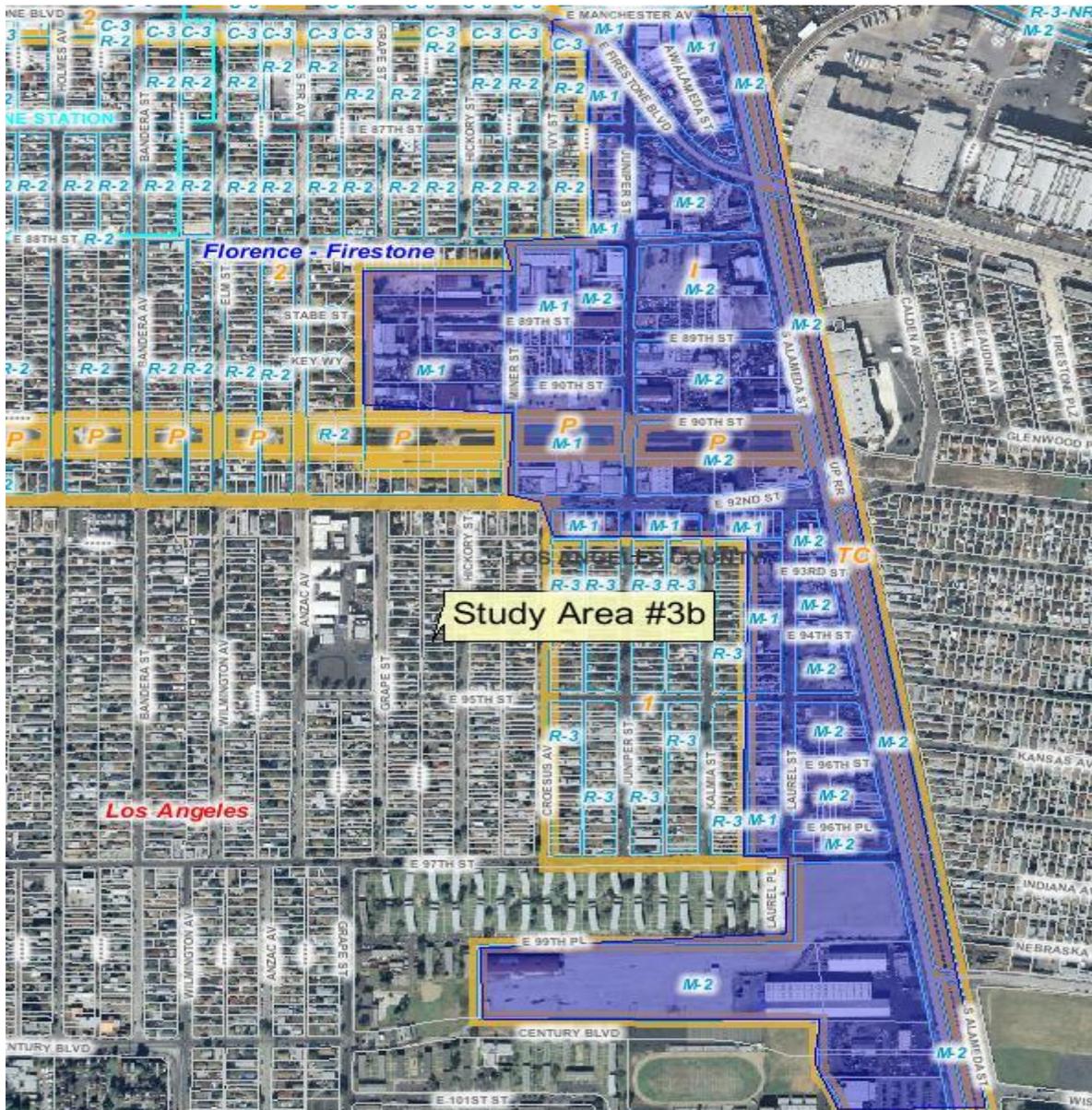
- Study Area 3a is bounded to the north by Florence Avenue. The La Alameda Community Shopping Center is the result of the conversion of several large industrial parcels into a commercial strip shopping center. This commercial center could provide a good anchor to spur redevelopment activities on surrounding industrial land, although the further conversion of other large industrial properties in the area to commercial uses is not recommended. The Study Area runs along the Alameda Corridor. Study Area 3a contains valuable, viable

industrial lands in proximity to transportation resources, as well as adjacency to rehabilitated industrial land in the City of South Gate. The industrial uses across from the La Alameda Shopping Center are small, shallow parcels that consist primarily of auto dismantling businesses directly adjacent to residential neighborhoods. South of Nadeau Street, the industrial lands on both sides of Alameda Street offer greater opportunity for industrial redevelopment due to the larger size of the underutilized parcels. The existing industrial uses in this Study Area is low intensity development, which generate minimal tax revenue and create very few low wage jobs.

- **Recommendation:** Flex District across from La Alameda Shopping Center, and the rest of the Study Area as an Employment Protection District.

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Figure J.13: Florence-Firestone Study Area 3b

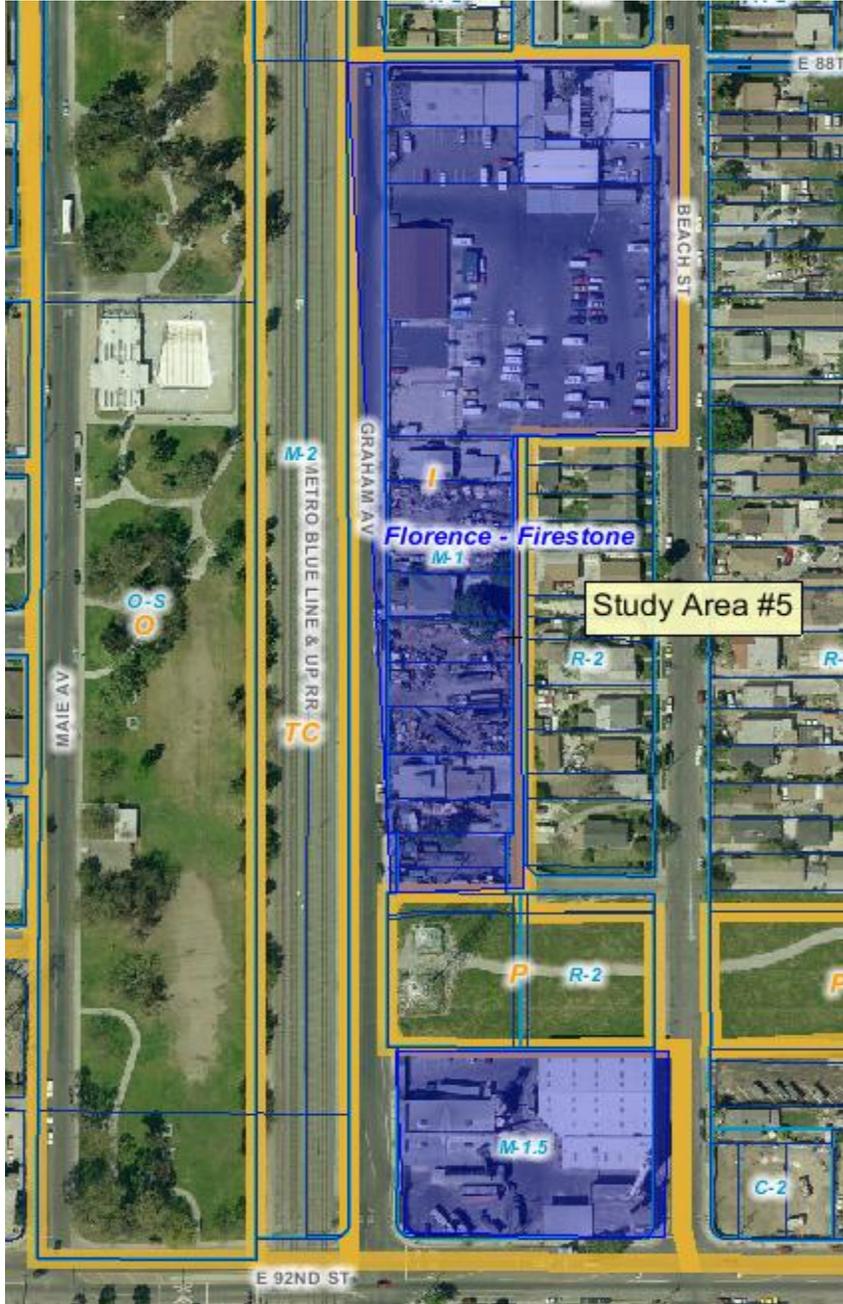


- Study Area 3b lies between E. Manchester Avenue/Firestone Boulevard on the north and E. 103rd Street on the south, and continues along Alameda Street and the Alameda Corridor. Study Area 3b provides the most immediate development opportunities because of its proximity to Interstate-105, the size of the parcels, and the distance from residential uses. The County's industrial parcels and uses are not on par with the surrounding uses in other jurisdictions, and are characterized by auto dismantling and metal scrapping businesses. Incentives for redevelopment and rehabilitation of the industrial parcels in Study Area 3b are recommended.
- **Recommendation:** Employment Protection District

Figure J.14: Florence-Firestone Study Area 4



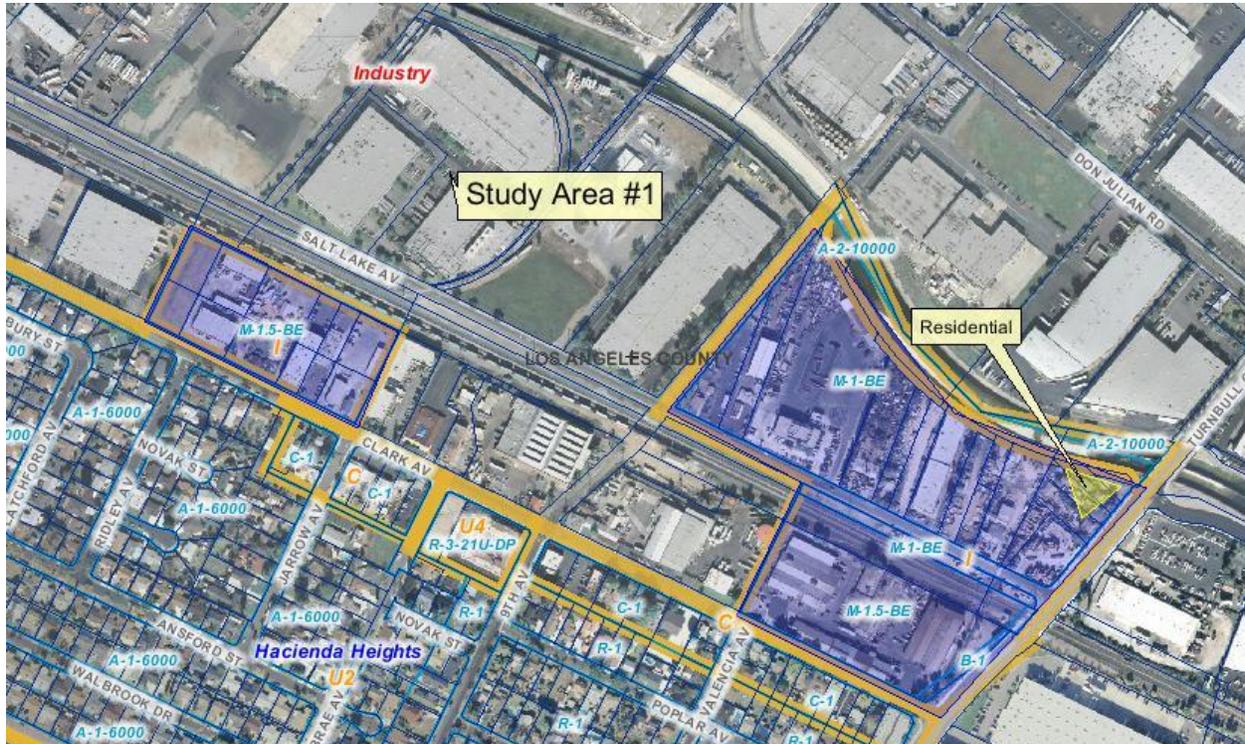
Figure J.15: Florence-Firestone Study Area 5



- Study Areas 4 and 5 lie along the Blue Line transit corridor, and both are adjacent to parks and residential uses. The majority of uses in the Study Areas are industrial or commercial-manufacturing related. However, due to their proximity to transit, existing residential uses, and TODs, it is recommended that opportunities for transition to mixed-uses and other higher potential uses be explored.
- **Recommendation:** Flex Districts

Hacienda Heights

Figure J.16: Hacienda Heights Study Area 1



- Hacienda Heights has one industrial district that lies adjacent to heavily industrialized districts in the City of Industry to the north. To the south of the Study Area lies a strip of neighborhood commercial uses that is backed by residential neighborhoods. The Hacienda Heights industrial parcels are being fully utilized for industrial purposes, except for a few residential properties in the northeast corner of the district. These parcels should remain industrially zoned.
- **Recommendation:** Employment Protection District

Lennox

Figure J.17: Lennox Study Area 1



- Lennox has one long Industrial district that is separated from the rest of the community by the Interstate-405 freeway. It lies adjacent to other highly industrialized uses that are directly adjacent to LAX. The northern portion of the Study Area contains one large industrially designated parcel that is currently used for public storage, a hotel, and some residential units. Public storage is a high-intensity use of land in an industrial district that is not employment-rich.

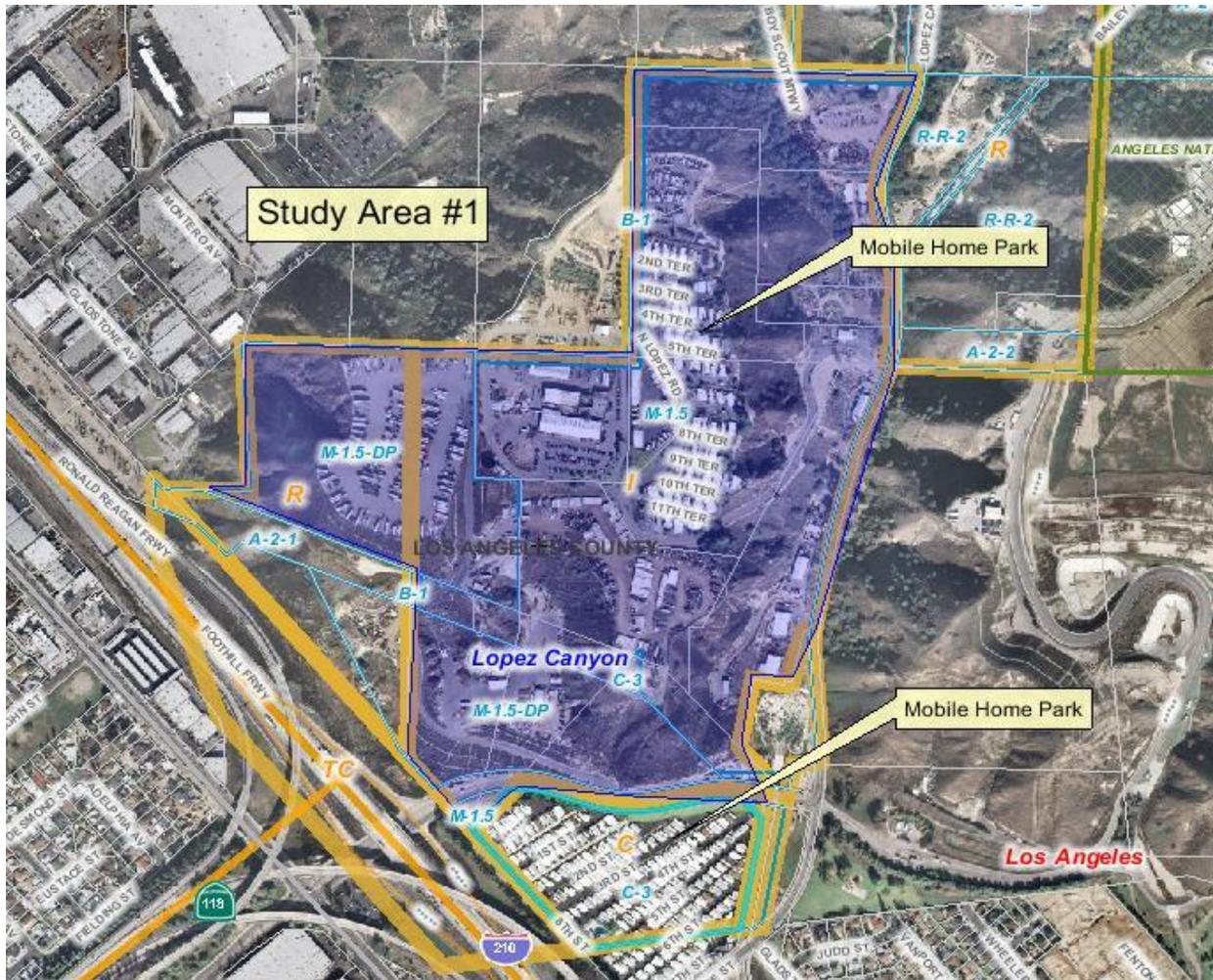
Large-scale public storage uses are not recommended for industrial districts. Due to the proximity to the freeway and to the LAX landing strips, it is recommended that further residential uses not be allowed in this district and that this Study Area be protected for long-term industrial uses.

- **Recommendation:** Employment Protection District
- **Correction Areas:** The northern portion of the Study Area, from W. 104 Street up to Century Boulevard, should be redesignated as Commercial and Residential, as appropriate. There is also one area west of the freeway that has an Industrial land use designation, but is built with residential uses and should be corrected.

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Lopez Canyon

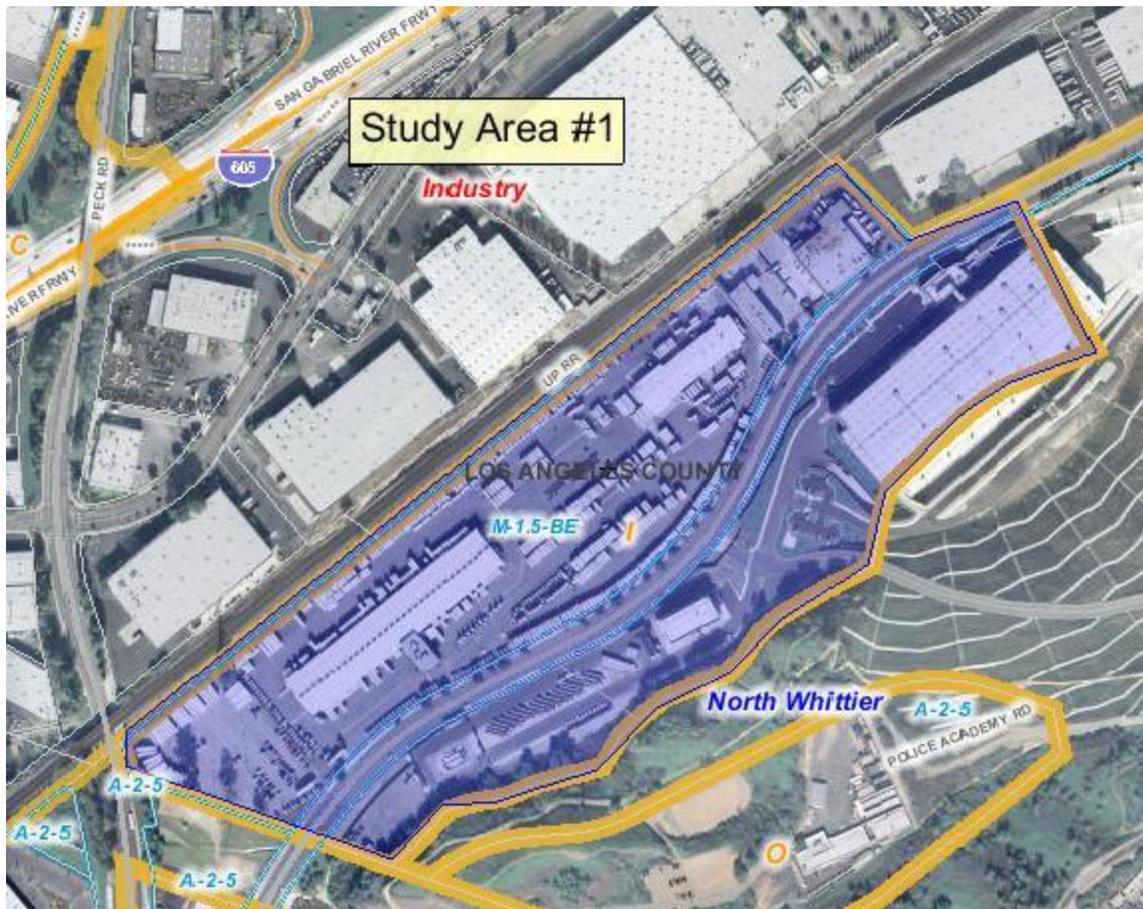
Figure J.18: Lopez Canyon Study Area 1



- The industrial district in Lopez Canyon lies directly north of Interstate-210 on sloping hills that lead into the Angeles National Forest. The majority of the southern portion of the Study Area is surrounded by industrial uses in the City of Los Angeles. Between the Study Area and the Interstate-210 freeway is a parcel designated as Commercial, which is actually a large mobile home park, and in the middle of the industrial district is another mobile home park. The County's industrial parcels and uses are not on par with the surrounding uses in the City of Los Angeles, and the hilly terrain precludes large-scale residential development. The western portion of the Study Area has a land use designation of R (Non Urban) with an M-1.5 DP zone (Restricted Heavy Manufacturing).
- **Recommendation:** Employment Protection District
- **Correction Areas:** Change the R land use designation to LI.

North Whittier

Figure J.19: North Whittier Study Area 1

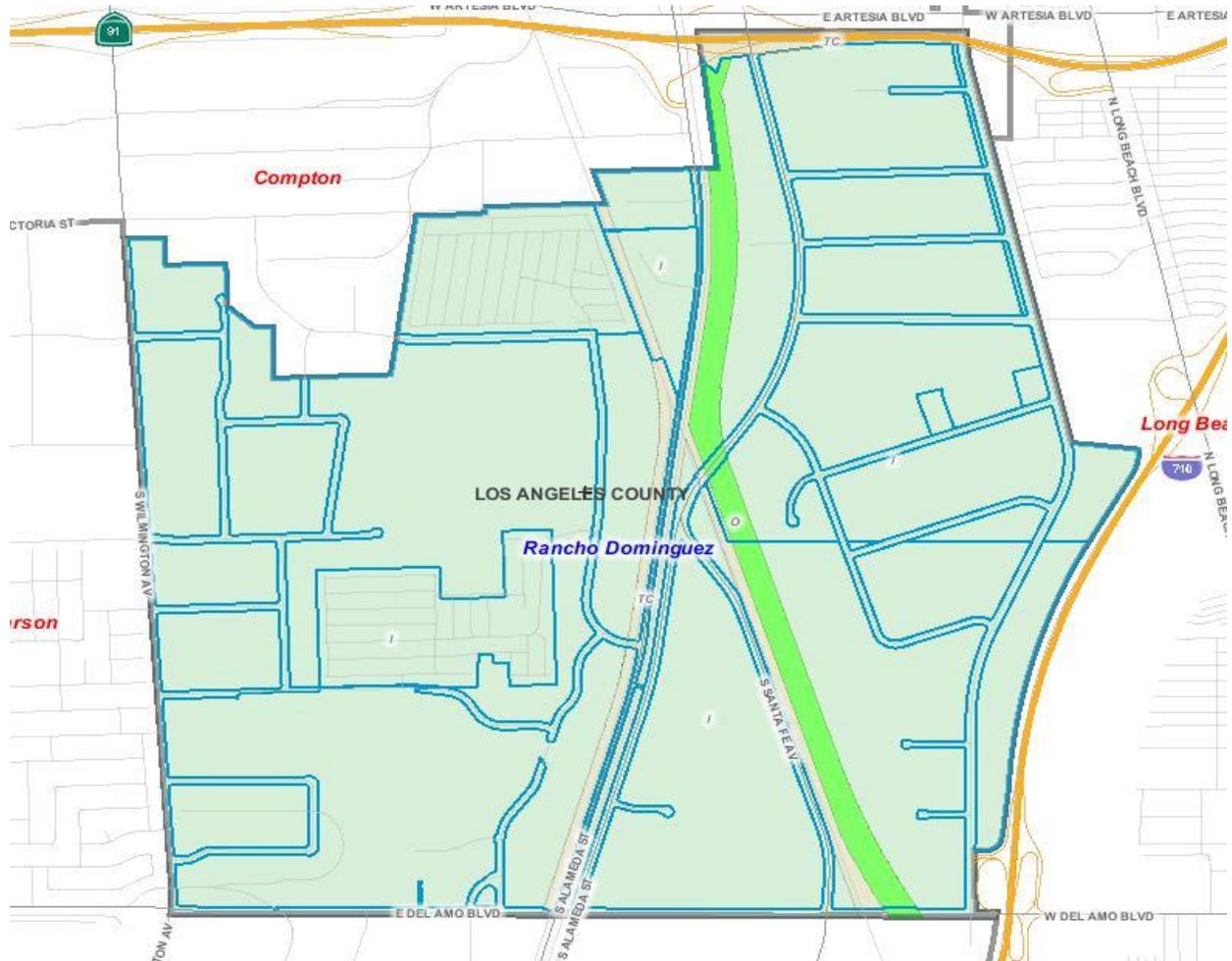


- The industrial district in North Whittier lies directly southeast of the Interstate-605 freeway and high-level industrial uses in the City of Industry. The Puente Hills landfill lies directly south of the Study Area. The existing industrial uses in the Study Area are rehabilitated, and are surrounded by other industrial uses and a rail line.
- **Recommendation:** Employment Protection District

Rancho Dominguez

Rancho Dominguez is a large industrial district in the South Bay region of the Los Angeles basin. This is a highly industrialized and employment-rich region with direct access to the Ports of Los Angeles and Long Beach, the Alameda Corridor, and the Interstate-710 freeway.

Figure J.20: Rancho Dominguez Study Area 1

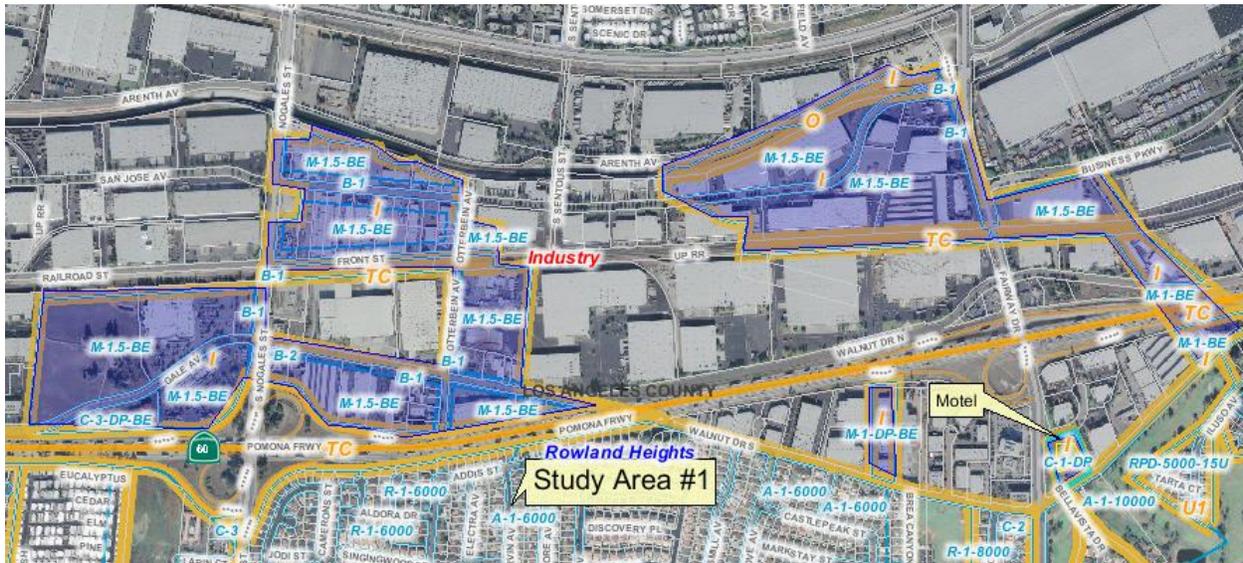




- The majority of the existing industrial uses in the Rancho Dominguez Study Area are rehabilitated. However, there are a number of industrial parcels that could be rehabilitated for higher and better uses. This is important industrial land that is employment-rich and important on a regional economic scale. All efforts should be made to preserve the viability of the industrial land in Rancho Dominguez. Of concern are two major mobile home park developments and a historical seminary/museum that are entirely surrounded by heavy and light industrial uses. It is recommended that future projects of this nature not be allowed in valuable industrial districts and that opportunities for relocation of the mobile home parks are pursued.
- **Recommendation:** Employment Protection District

Rowland Heights

Figure J.21: Rowland Heights Study Area 1



- The Rowland Heights Study Area is being fully utilized for industrial purposes. The one exception is a motel sitting on an industrial parcel as noted on the map above with a C-1-DP zoning designation (Restricted Business). The properties surrounding the industrial parcels in Rowland Heights are similarly heavy industrial. The Study Area has good access to the State Route-60 freeway and to a Union Pacific rail line. The State Route-60 freeway also provides a wide buffer from the residential uses in Rowland Heights. This is viable industrial land that should be protected.
- **Recommendation:** Employment Protection District
- **Correction Areas:** Change motel parcel to Commercial land use.

South San Jose Hills – South Walnut

South San Jose Hills – South Walnut contains two separate Study Areas of industrial activity. Both industrial districts stretch along Valley Boulevard and are a mix of commercial and industrial uses.

Figure J.22: South San Jose Hills – South Walnut Study Area 1



- The San Jose Hills Study Area stretches along Valley Boulevard and is bordered on the north by low to medium density residential neighborhoods, and on the south by heavily industrialized parcels in the City of Industry. Much of the Study Area is zoned for C-M (Commercial Manufacturing), which allows for less intensive industrial uses. There are a number of parcels that have converted to other uses, included a large mobile home park, a large storage facility, and a church, which suggest a trend in the encroachment of non-industrial uses into the southeast portion of the Study Area.
- **Recommendation:** Employment Protection District

Figure J.23: South San Jose Hills – South Walnut Study Area 2



- The second Study Area in South Walnut is an industrial district that stretches along Valley Boulevard and is bordered on the north by low to medium density residential neighborhoods in the City of Walnut, and on the south by heavily industrialized parcels in the City of Industry. The parcels in the Study Area are high-use, valuable industrial lands that are well-buffered from adjacent residential uses.
- **Recommendation:** Employment Protection District

South Whittier – Sunshine Acres

Figure J.24: South Whittier – Sunshine Acres Study Area 1



- The first South Whittier – Sunshine Acres Study Area is an industrial district that is located at the intersection of Florence/Mill Avenues and Telegraph Road and is surrounded by residential and commercial uses on all sides. The majority of parcels in this Study Area have already been converted to commercial or commercial/office uses. The land use designation of 1 (Low Density residential) is also inconsistent with the M-1 (Light Manufacturing) zoning designation.
- **Correction Areas:** Change land use designations to commercial.

Figure J.25: South Whittier – Sunshine Acres Study Area 2



- The second Study Area in South Whittier – Sunshine Acres is located along the Imperial Highway and lies directly north of high-use industrial parcels in the City of Santa Fe Springs. Residential uses and a few commercial parcels lie within the Study Area and to the north, northeast and northwest of the Study Area. There are inconsistencies between the category 1 land use designation (Low Density Residential) and many of the parcels zoned M-1 (Light Manufacturing). There is a mix of light industrial uses and auto related businesses on the M-1 and commercially zoned parcels, and their proximity to the large-scale industrial uses to the south demonstrate the viability of the industrial land. It is recommended that the industrial uses be supported, and efforts be made to rehabilitate these parcels to be compatible with the higher-use industrial activities to the south.
- **Recommendation:** Employment Protection District
- **Correction Areas:** Change all industrial parcels to Light Industrial land use designation. Change the zoning for the residential parcel north of Leffingwell to R-1. Change commercial zoning to Light Industrial.

West Carson

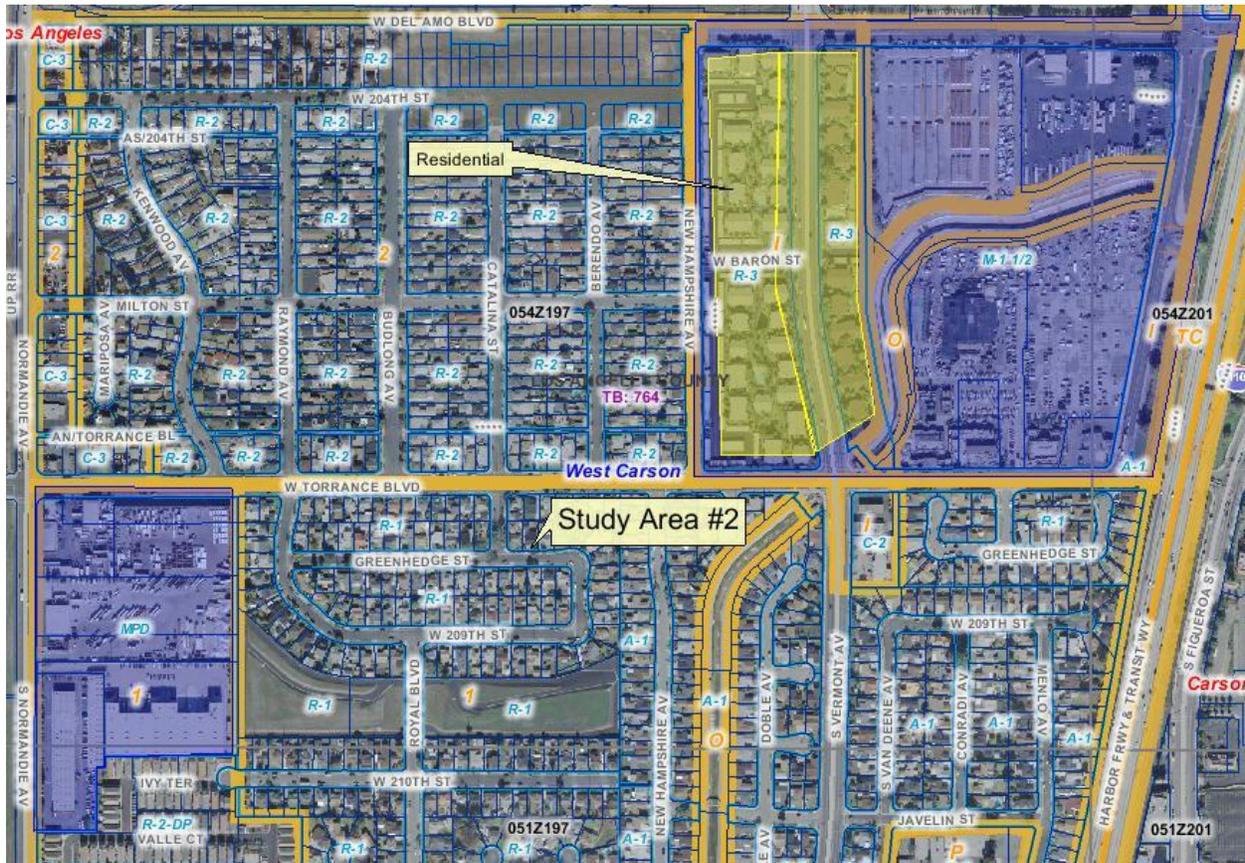
There are several, diverse industrial districts located throughout West Carson. The proximity to the Interstate-110 and Interstate-405 freeways and to the industrial corridor leading out of the Ports of Los Angeles and Long Beach present West Carson with a number of opportunities and challenges. The large Los Angeles County Harbor-UCLA Medical Center complex in the heart of West Carson also provides a promising anchor for new development and redevelopment activities.

Figure J.26: West Carson Study Area 1



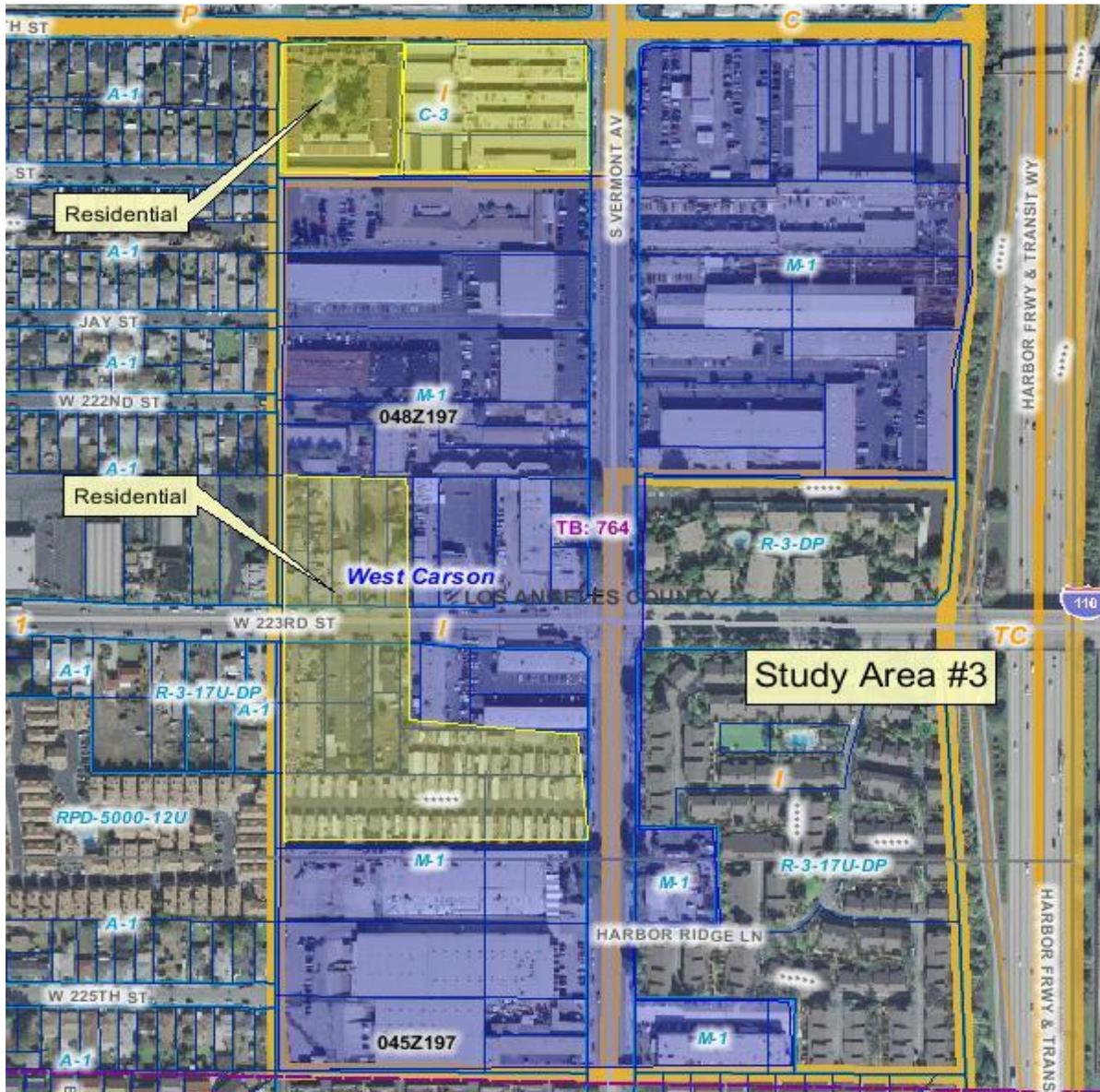
- The industrial district in Study Area 1 lies south of the Interstate-405 freeway, west of the Interstate-110 freeway and north of Del Amo Boulevard. The non-contiguous industrial parcels in Study Area 1 are all heavily industrialized and surrounded by similar industrial uses. These are viable, employment-rich industrial lands with good access to freeways.
- **Recommendation:** Employment Protection District

Figure J.27: West Carson Study Area 2



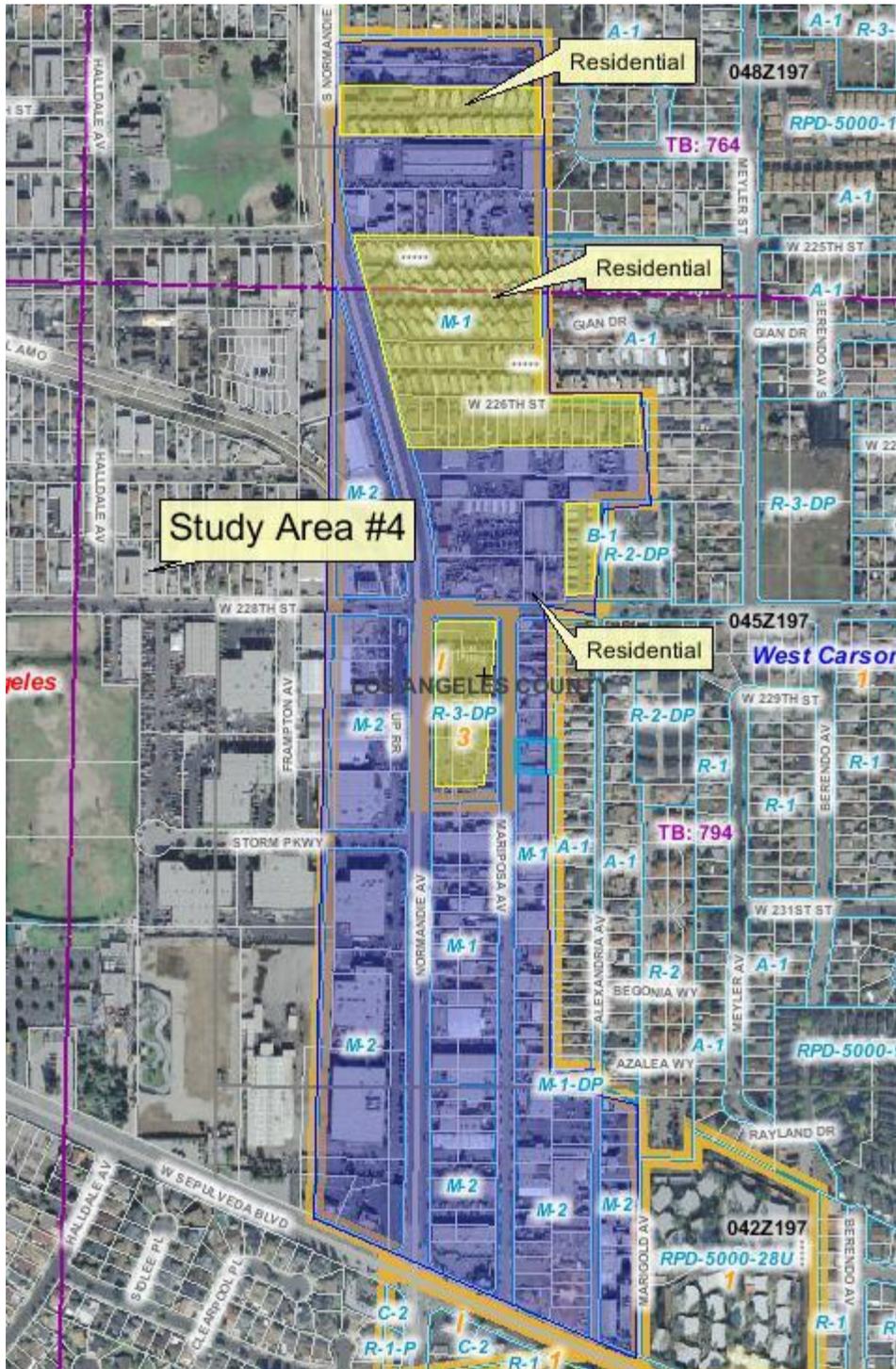
- The two non-contiguous industrial parcels in Study Area 2 are all heavily industrialized except for a large, high-density residential project south of West Del Amo Boulevard and east of New Hampshire Avenue. The land use is Industrial, however, the zoning is R-3 (Residential) for these parcels. This area should be redesignated as Residential. There is one small industrial block with a C-2 zone south of Torrance Boulevard that is currently a gas station and store. The remaining industrial parcels in the Study Area are very large and in relatively good condition, and should be protected.
- **Recommendation:** Employment Protection District
- **Correction Areas:** Reclassify residential projects to H30, and the parcels with C-2 zoning to Commercial land use designations. The land use designation for the industrial district along Normandie Avenue should be changed from Low Density Residential (1) to Industrial.

Figure J.28: West Carson Study Area 3



- Study Area 3 has seen a significant amount of land conversions, from industrial to residential uses. There are also a couple of commercial uses dispersed throughout the Study Area on industrially zoned parcels. The existing industrial uses are viable and in relatively good condition. However, this Study Area is in close proximity to the UCLA Harbor Medical complex and is seeing a significant amount of large-scale residential development. There are major redevelopment opportunities in this area for mixed-use development, including light industrial or research/support uses for the medical center.
- **Recommendation:** Flex District
- **Correction Areas:** Change parcels with an Industrial land use designation that have been converted to other uses to H18 and H30.

Figure J.29: West Carson Study Area 4



- Study Area 4 has also seen a significant amount of industrial land converted to residential uses, and these are recommended to be Flex Districts. One project has created a residential island in the middle of the entire industrial district. It is recommended that residential projects

surrounded by industrial land not be allowed in the future. There are several automotive wreckage and other types of businesses in the northern portion of the Study Area, and the new townhome project in the middle of this district could be a good reason to attempt some rehabilitation of underutilized properties. Along both sides of Normandie Avenue in the southern portion of the Study Area, the industrial uses that remain are viable and in relatively good condition, and are adjacent to industrial parcels in the City of Los Angeles.

- **Recommendation:** Employment Protection District and Flex District

Figure J.30: West Carson Study Area 5



- Study Area 5 is a long industrial district between Vermont Avenue and the Interstate-110 freeway. It lies adjacent to heavy industrial uses across the freeway in the City of Carson. The

Study Area has good access to the freeway and is close to the Ports of Long Beach and Los Angeles. The industrial uses that are in the northern portion of the Study Area are viable and in relatively good condition. The southern portion of the Study Area has large industrial parcels that are currently underutilized.

- **Recommendation:** Employment Protection District

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West Puente Valley

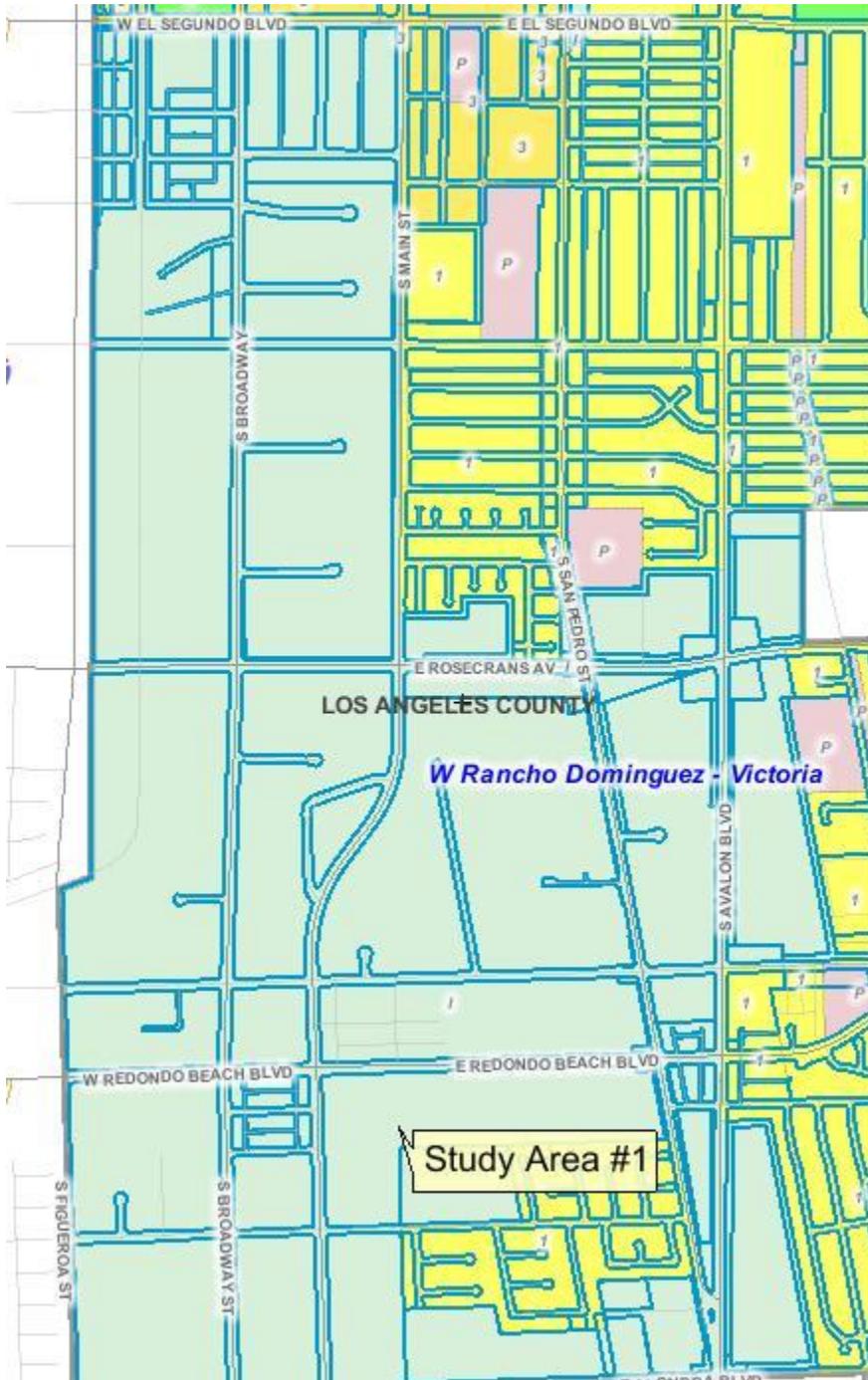
Figure J.31: West Puente Valley Study Area 1



- The one industrial district in West Puente Valley is fully occupied and being used for industrial purposes. The adjacent property within the unincorporated area is residential. The adjacent properties that are not in the unincorporated area contain a school, large industrial businesses, and an open air flea market that is also used as a drive-in theater. There is an inconsistency between the category 1 (Low Density Residential) land use designation and the M 1.5 (Light Manufacturing) zones.
- **Recommendation:** Employment Protection District
- **Correction Areas:** Change the land use designation to Light Industrial.

West Rancho Dominguez - Victoria

Figure J.32: West Rancho Dominguez – Victoria Study Area 1





- West Rancho Dominguez-Victoria has a large industrial district with a variety of facilities, in varying degrees of usage and conditions. The size and density of the district, the large industrial parcels, and its proximity to adjacent industrial districts shows that the industrial area is viable and should be protected. There is one residential project in the Study Area that is surrounded by heavy and light industrial uses. Future projects of this nature should be restricted in this area.
- **Recommendation:** Employment Protection District

Figure J.34: West Whittier – Los Nietos Study Area 2



- The second Study Area lies just north of Whittier Boulevard between the Interstate-605 freeway to the east and the San Gabriel River to the west. The two residential areas need to be redesignated from Industrial to Residential H9.
- **Correction Areas:** Change land use designation to H9.

Whittier Narrows / South El Monte

Figure J.35: Whittier Narrows/South El Monte Study Area 1



- The majority of this Study Area is used by the Sanitation District, and the existing industrial use is updated and fully utilizes the property. The industrial parcels are adjacent to both industrial and residential districts with many natural borders already formed. There is close access to the State Route-60 freeway and the Interstate-605 freeway. Little development is necessary or possible. There are a few areas with land use and zoning inconsistencies.
- **Recommendation:** Employment Protection District
- **Correction Areas:** Along the north side of the State Route-60 freeway, the R-A (Residential-Agricultural) zones should be changed to industrial zones. South of the freeway, there is a large parcel with a M-1-DP zone, with a 1 (low Residential Density) land use designation that should be changed to Light Industrial land use. The two parcels at the intersection of Workman Mill Road and the water channel are residential and commercial uses and their land use designation and zones should be changed.

Figure J.36: Whittier Narrows/South El Monte Study Area 2



- The second Study Area is located north of the Interstate-605 freeway and is used for industrial purposes. The district is surrounded by industrial parcels and has good access to the Interstate-605 freeway. The existing industrial uses are in good condition and viable.
- **Recommendation:** Employment Protection District

Willowbrook

Figure J.37: Willowbrook Study Area 1



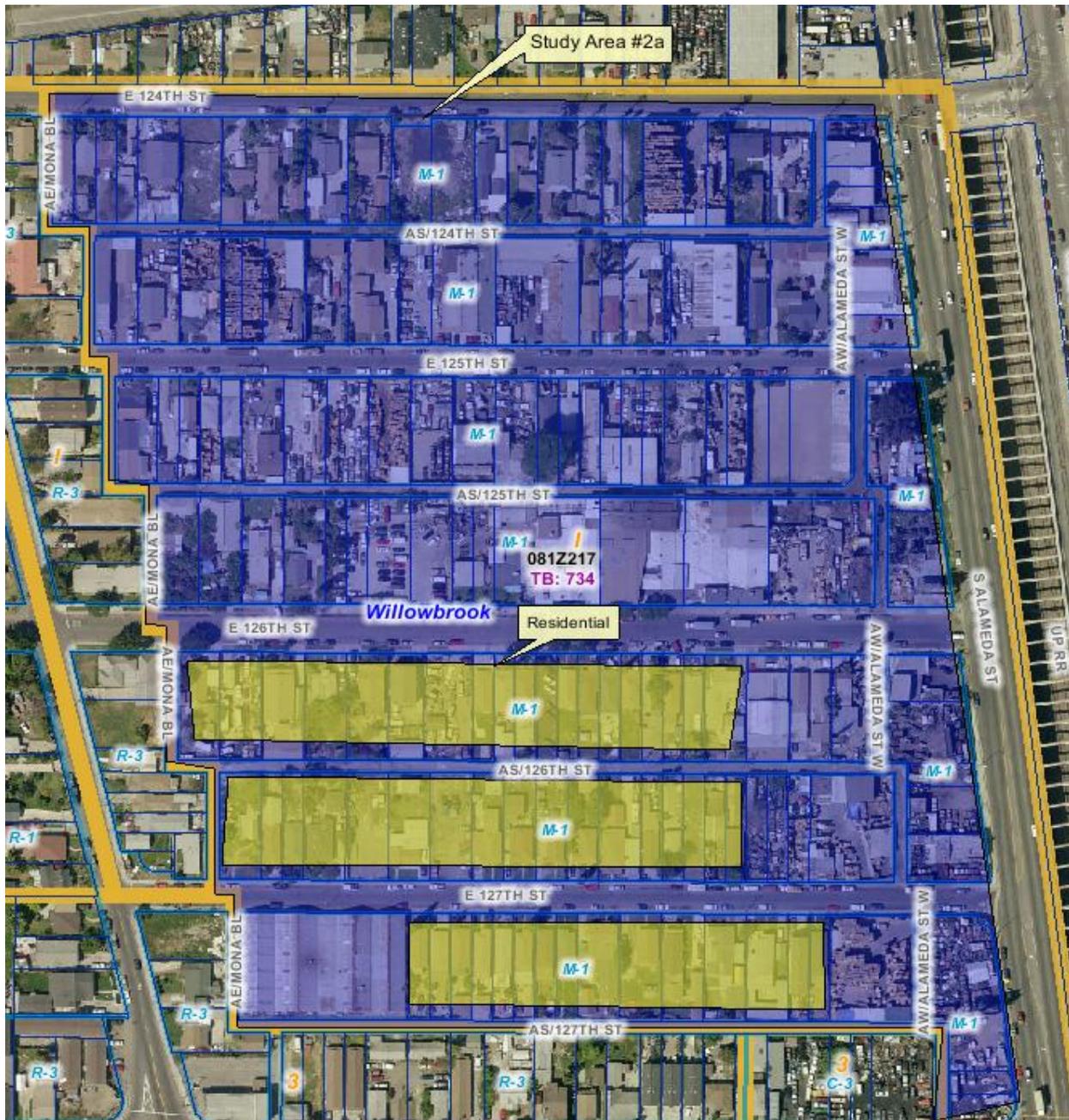
- The Study Area is located north of the Interstate-105 freeway and is bordered by the Alameda Corridor to the east and S. Mona Boulevard to the west. To the north of the Study Area in the City of Los Angeles is a large lumber company. Much of the western portion of the Study Area is developed with single and multifamily residential uses. The Industrial land use designations and the residential zoning are inconsistent. These areas should be changed to H18 or H30

depending on the existing density. Another correction area is an R-2 zoned parcel that is owned by the Los Angeles Unified School District and is currently developed as a school. The remaining parcels in the Study Area are developed with light industrial, warehousing and distribution, or light manufacturing uses. There are many potential conflicts with auto related and salvaging businesses near residential neighborhoods. However, the proximity to the Alameda Corridor warrants the protection of the remaining industrial parcels in this Study Area.

- **Recommendation:** Flex District
- **Correction Areas:** Residential areas need a change in land use designation to H18 or H30. Change R-2 parcel owned by LAUSD to P land use designation.

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Figure J.38: Willowbrook Study Area 2a



- Study Area 2a extends from E. 124th Street to the north to El Segundo Boulevard to the south. The eastern portion of the Study Area is bordered by the Alameda Corridor. This is a large industrial district that is filled with light manufacturing and other industrial uses. There are numerous parcels used for storage and auto related uses, which are not employment-rich uses. The Study Area has the potential for significant rehabilitation and redevelopment of many of the industrial parcels. There are several single family and multifamily residential dwellings that are surrounded by industrial uses throughout this Study Area. Future residential uses should be prohibited in this district.

- **Recommendation:** Employment Protection District

Figure J.39: Willowbrook Study Area 2b



- Study Area 2b in Willowbrook is a narrow area consisting of industrial uses that extends along the Alameda Corridor, from El Segundo Boulevard to the north, down to Oris Street to the south. Dense single family neighborhoods lie west of the Study Area, while across the Alameda Corridor to the east, are light and heavy industrial uses in the City of Compton. All of

the industrially zoned parcels in this Study Area are being used for light manufacturing and other industrial purposes. Utilization of a buffer zone could be helpful in reducing conflicts with adjacent residential neighborhoods.

- **Recommendation:** Employment Protection District

DRAFT

Table J.1: Industrial District Typology Summary

Unincorporated Communities	Employment Protection District	Flex District	Correction Areas
Avocado Heights			
Study Area 1	x		
Study Area 2	x		
Study Area 3	x		x
Study Area 4		x	
Study Area 5	x		
Covina Islands			
Study Area 1		x	x
East Los Angeles			
Study Area 1	x		
Study Area 2	x	x	x
E. Pasadena - E. San Gabriel			
Study Area 1	x		x
Florence – Firestone			
Study Area 1		x	
Study Area 2		x	
Study Area 3a	x	x	
Study Area 3b	x		
Study Area 4		x	
Study Area 5		x	
Hacienda Heights			
Study Area 1	x		

Lennox			
Study Area 1	x		x
Lopez Canyon			
Study Area 1	x		x
North Whittier			
Study Area 1	x		
Rancho Dominguez			
Study Area 1	x		
Rowland Heights			
Study Area 1	x		x
S. San Jose Islands - S. Walnut			
Study Area 1	x		
Study Area 2	x		
South Whittier - Sunshine Acres			
Study Area 1			
Study Area 2	x		x

Unincorporated Communities

Employment Protection District

Flex District

Correction Areas

West Carson			
Study Area 1	x		
Study Area 2	x		x
Study Area 3		x	x
Study Area 4	x		x
Study Area 5	x		

West Puente Valley			
Study Area 1	x		x
West Rancho Dominguez - Victoria			
Study Area 1	x		
West Whittier - Los Nietos			
Study Area 1	x		x
Study Area 2			
Whittier Narrows - South El Monte			
Study Area 1	x		x
Study Area 2	x		
Willowbrook			
Study Area 1		x	x
Study Area 2a	x		
Study Area 2b	x		

II. General Recommendations

The following general recommendations are based on the analysis of the County's industrial land:

Disparity in Site Conditions

In comparison to County industrial land, industrial districts in adjacent cities are in better physical condition and have had greater success in targeting higher-use and more employment-rich industrial businesses. Despite the sometimes less-desirable site conditions, the County's industrial land is valuable and strategically located, and therefore should generally not be converted to non-industrial uses. However, significant economic and physical improvements are needed to make these areas competitive in attracting the County's target industries, as outlined in the Economic Development Element. This analysis identifies specific parcels or entire districts that could benefit from directed redevelopment and rehabilitation efforts to attract and maintain productive industrial uses.

- **Recommendation:** In collaboration with the CDC and other stakeholders, implement incentives, create programs, and apply for grants for the rehabilitation and upgrading of industrial districts or areas within districts that have been identified as underutilized.

Allowable Uses

The County's industrial districts have many industrial parcels with low-job generating uses, such as auto scrap yards, salvage sites, truck or auto storage businesses, and both small and large-scale public storage sites. These uses on County industrial land are in a much higher proportion to that of adjacent jurisdictions and in many cases, seem to expose to greater environmental and visual impacts.

- **Recommendation:** Clarify the intended uses for the County's industrial land use categories, and during the zoning code update effort, revise the industrial zone districts to limit or discourage low-job generating uses, such as public storage sites. Implement further regulations to limit the number of low-jobs generating businesses in a given area through community-based planning efforts.

Residential Uses

This analysis highlights several parcels in industrial districts across the County where a residential project is entirely surrounded by industrial uses. There are also several instances of large mobile home parks situated on some of the County's most valuable industrial land. Similarly, many industrial districts and some heavy industrial uses are directly adjacent to residential neighborhoods. Allowing residential uses in industrial districts creates numerous compatibility issues, including exposure to noise, toxins, safety concerns, and other environmental impacts, and creates tension between the residential community and industrial business owners and their operations. The County should provide clear policy direction to maintain industrial lands for employment-rich uses, but also to restrict residential uses in heavily industrialized districts and to appropriately buffer industrial districts from residential neighborhoods.

- **Recommendation:** Restrict residential uses in Employment Protection Districts, and ensure that the zoning for these areas limits the ability to convert these lands into non-industrial uses. Create and implement a buffer zone around Employment Protection Districts.
- Allow mixed-uses, supporting commercial development and residential uses near industrial uses only in Flex Districts, and establish clear guidelines for development to ensure compatibility between mixed-uses and industrial uses.
- For mobile home parks and other residential uses in Employment Protection Districts, work with the CDC and other stakeholders to identify opportunities to relocate existing residential uses.

Implementation - Potential Land Use Policy Tools

The following actions can be implemented to attain the goals outlined in this analysis:

- Refine the allowable uses in the Industrial Land Use designation and all industrial zoning designations to limit uses that are not employment-rich, such as public storage or scrap metal salvage operations.
- Restrict all residential uses in Employment Protection Districts. Conversely, for areas defined Flex Districts, consider allowing non-industrial uses or with limited permitting requirements as a way to incentivize the redevelopment of these areas.
- Create overlay designations for Employment Protection Districts and Flex Districts and show

on land use policy maps.

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Table H.3: Planned Development in Flood Hazard Zones

APN	Description of Project	Community Name
3038030029	(RA) 15 SF LOTS ON 15.5 AC	ANTELOPE VALLEY
3038030005	(RA) 15 SF LOTS ON 15.5 AC	ANTELOPE VALLEY
3038030028	(RA) 15 SF LOTS ON 15.5 AC	ANTELOPE VALLEY
3102024012	(RV) 9SF LOTS ON 2.43 AC IN R1-7.5K	ANTELOPE VALLEY
3049029044	(TN) 1 SF LOT ON 7.89 AC & 3 C LOTS ON 6.51 AC	ANTELOPE VALLEY
3366032009	(TN) 16 (5 AC) SF LOTS ON 80 AC	ANTELOPE VALLEY
3225025011	(TN) 16 SF LOTS ON 165 ACRES IN A2-2	ANTELOPE VALLEY
3338001017	(TN) 16 SF LOTS ON 80.0 AC IN A1-1	ANTELOPE VALLEY
3258025024	(TN) 160 SF LOTS ON 800 AC IN A2-5	ANTELOPE VALLEY
3038012001	(TN) 2 SF LOTS ON 0.84 AC IN RA-7.5K	ANTELOPE VALLEY
3216013022	(TN) 2 SF LOTS ON 10.0 AC IN A1-1	ANTELOPE VALLEY
3058016021	(TN) 2 SF LOTS ON 10.0 AC IN A2-5	ANTELOPE VALLEY
3220017003	(TN) 2 SF LOTS ON 4.7 AC	ANTELOPE VALLEY
3102026045	(TN) 20 SF LOTS ON 5.0 AC IN R1-7.5K	ANTELOPE VALLEY
3102026026	(TN) 20 SF LOTS ON 5.0 AC IN R1-7.5K	ANTELOPE VALLEY
3102026028	(TN) 20 SF LOTS ON 5.0 AC IN R1-7.5K	ANTELOPE VALLEY
3102026029	(TN) 20 SF LOTS ON 5.0 AC IN R1-7.5K	ANTELOPE VALLEY
3102026027	(TN) 20 SF LOTS ON 5.0 AC IN R1-7.5K	ANTELOPE VALLEY
3145033085	(TN) 23 SF LOTS ON 112.6 AC IN D2-1	ANTELOPE VALLEY
3145033086	(TN) 23 SF LOTS ON 112.6 AC IN D2-1	ANTELOPE VALLEY
3145033083	(TN) 23 SF LOTS ON 112.6 AC IN D2-1	ANTELOPE VALLEY
3049027004	(TN) 3 SF & 1 C LOTS ON 8.37 ACRES IN C3 & A2-10K	ANTELOPE VALLEY
3049027003	(TN) 3 SF & 1 C LOTS ON 8.37 ACRES IN C3 & A2-10K	ANTELOPE VALLEY
3060016016	(TN) 3 SF LOTS ON 22.5 AC	ANTELOPE VALLEY
3258026011	(TN) 30 SF LOTS ON 155.0 AC IN A2-2	ANTELOPE VALLEY
3258026012	(TN) 30 SF LOTS ON 155.0 AC IN A2-2	ANTELOPE VALLEY
3258026010	(TN) 30 SF LOTS ON 155.0 AC IN A2-2	ANTELOPE VALLEY
3038030004	(TN) 36 SF LOTS ON 40.0 AC IN RA-10K	ANTELOPE VALLEY
3208042903	(TN) 4 SF LOTS ON 144 AC IN RA-10K, RA-13K, A1-1	ANTELOPE VALLEY
3208042027	(TN) 4 SF LOTS ON 144 AC IN RA-10K, RA-13K, A1-1	ANTELOPE VALLEY
3208042023	(TN) 4 SF LOTS ON 144 AC IN RA-10K, RA-13K, A1-1	ANTELOPE VALLEY
3208042020	(TN) 4 SF LOTS ON 144 AC IN RA-10K, RA-13K, A1-1	ANTELOPE VALLEY
3058010006	(TN) 4 SF LOTS ON 28.0 AC IN A2-5	ANTELOPE VALLEY
3208018038	(TN) 4 SF LOTS ON 4.89 ACRES	ANTELOPE VALLEY
3208018040	(TN) 4 SF LOTS ON 4.89 ACRES	ANTELOPE VALLEY
3208018041	(TN) 4 SF LOTS ON 4.89 ACRES	ANTELOPE VALLEY
3208018039	(TN) 4 SF LOTS ON 4.89 ACRES	ANTELOPE VALLEY
3042024903	(TN) 4 SF LOTS ON 58.34 AC IN RA-10K	ANTELOPE VALLEY
3042024056	(TN) 4 SF LOTS ON 58.34 AC IN RA-10K	ANTELOPE VALLEY
3042024055	(TN) 4 SF LOTS ON 58.34 AC IN RA-10K	ANTELOPE VALLEY
3279001036	(TN) 5 (4 SF+1 REMAINDER) LOTS/119 AC	ANTELOPE VALLEY
3279001042	(TN) 5 (4 SF+1 REMAINDER) LOTS/119 AC	ANTELOPE VALLEY
3279001041	(TN) 5 (4 SF+1 REMAINDER) LOTS/119 AC	ANTELOPE VALLEY
3279001040	(TN) 5 (4 SF+1 REMAINDER) LOTS/119 AC	ANTELOPE VALLEY
3279001043	(TN) 5 (4 SF+1 REMAINDER) LOTS/119 AC	ANTELOPE VALLEY
3279001039	(TN) 5 (4 SF+1 REMAINDER) LOTS/119 AC	ANTELOPE VALLEY
3102025087	(TN) 5 SF LOTS ON 1.26 AC IN R1-7.5K	ANTELOPE VALLEY
3022005276	(TN) 54 INDUSTRIAL/AGRICULTURAL LOTS ON 17,470 AC	ANTELOPE VALLEY
3110012011	(TN) 59 SF LOTS + 1 RETENTION LOT ON 30 AC	ANTELOPE VALLEY
3102030025	(TN) 85 SFR ON 20 AC	ANTELOPE VALLEY
3049019007	(TN) 9 SF + 2 PF LOTS ON 9.41 ACRES	ANTELOPE VALLEY
3103031037	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031036	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031035	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031034	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031033	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031032	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031031	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031030	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031029	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031028	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031004	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031005	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031017	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031018	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031020	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031021	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031022	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031023	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031016	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031002	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031006	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031001	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031007	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031013	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031024	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY

APN	Description of Project	Community Name
3103031011	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031012	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031010	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031014	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031015	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031025	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031008	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031026	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031019	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031009	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3103031003	(TN) 96 SF LOTS/25 AC	ANTELOPE VALLEY
3102021035	1 STY MUFFLER SHOP	ANTELOPE VALLEY
3233004015	2). A 441 sq. ft. one story detached garage. Garage shall not exceed an elevation of 15ft.	ANTELOPE VALLEY
3027015030	10 PIT BULL TERRIERS ON 1.32 AC IN A1-1	ANTELOPE VALLEY
3103020046	10' REAR YD SETBACK	ANTELOPE VALLEY
3038014019	10 UNITS	ANTELOPE VALLEY
3103028026	101 single family lots	ANTELOPE VALLEY
3103006005	14 UNIT BLDG	ANTELOPE VALLEY
3103029076	16 single family lots	ANTELOPE VALLEY
3103029075	16 single family lots	ANTELOPE VALLEY
3208018018	1-STORY SINGLE FLY RESIDENCE	ANTELOPE VALLEY
3038014006	2 FREESTAND DBL & SGL FACED	ANTELOPE VALLEY
3242004021	2 MOBILE HOMES IN C3 ON .14 AC	ANTELOPE VALLEY
3103010018	2 SIGNS/REFACE AND REPLACE	ANTELOPE VALLEY
3228022022	2 UNITS & 1 EXISTING	ANTELOPE VALLEY
3102021031	2,706 SQ HALL	ANTELOPE VALLEY
3228020012	20' FRT SETBACK	ANTELOPE VALLEY
3227011009	20' FRT YD	ANTELOPE VALLEY
3227011008	20' FRT YD SETBACK	ANTELOPE VALLEY
3228019023	20' FRT YD SETBACK	ANTELOPE VALLEY
3227028043	20' SETBACK VARIANCE	ANTELOPE VALLEY
3203002007	20 YEAR CONT'D USE OF AIRPARK FACILITY	ANTELOPE VALLEY
3227026056	2'6" FRT SETBACK	ANTELOPE VALLEY
3228024019	27' R SETBACK	ANTELOPE VALLEY
3056006008	2-CAR GARAGE & GAME ROOJ	ANTELOPE VALLEY
3243014011	2-CAR GARAGE LAUNDRY/BONUS RM	ANTELOPE VALLEY
3101027028	2-LOT LLA	ANTELOPE VALLEY
3103027035	2ND UNIT & GARAGE	ANTELOPE VALLEY
3382020008	2-STORY SFR & 2-CAR GARAGE	ANTELOPE VALLEY
3228019011	3 BD RM ADDITION	ANTELOPE VALLEY
3036017018	320 square foot two story addition to the existing rear dwelling	ANTELOPE VALLEY
3036017017	320 square foot two story addition to the existing rear dwelling	ANTELOPE VALLEY
3175001013	325' ANTENNA	ANTELOPE VALLEY
3205002096	4 sfr LOTS	ANTELOPE VALLEY
3224003017	498 SPACE RECREATONAL VEHICLE RESORT WITH EXISTING GOLF COURSE	ANTELOPE VALLEY
3224003012	498 SPACE RECREATONAL VEHICLE RESORT WITH EXISTING GOLF COURSE	ANTELOPE VALLEY
3224003013	498 SPACE RECREATONAL VEHICLE RESORT WITH EXISTING GOLF COURSE	ANTELOPE VALLEY
3224003015	498 SPACE RECREATONAL VEHICLE RESORT WITH EXISTING GOLF COURSE	ANTELOPE VALLEY
3046012038	5 DOGS ON 10.0 AC IN A1-10K	ANTELOPE VALLEY
3227010023	5' REAR SETBACK	ANTELOPE VALLEY
3103010008	6 APTS	ANTELOPE VALLEY
3038014020	6 UNITS	ANTELOPE VALLEY
3038014015	6 UNITS	ANTELOPE VALLEY
3027028001	7 DOGS	ANTELOPE VALLEY
3228025029	8' 6" FRT SETBACK	ANTELOPE VALLEY
3103029045	82 SFH ON TRACTS 45068 & 52394	ANTELOPE VALLEY
3251012024	OAKS).	ANTELOPE VALLEY
3251012025	OAKS).	ANTELOPE VALLEY
3102025062	A/C IN S YD	ANTELOPE VALLEY
3150018011	ADD 1,200 SQ. FT. MANUFACTURED HOME AS GRANNY	ANTELOPE VALLEY
3103027026	ADD EXTRA BATHROOM	ANTELOPE VALLEY
3220018010	ADD OFFICE TO EXIST WATER CO SERVICE YARD	ANTELOPE VALLEY
3102018900	ADD TO DISTRICT OFFICE BLDG	ANTELOPE VALLEY
3102021034	ADD TO EXISTING BLDG	ANTELOPE VALLEY
3102017021	ADD TO FIRE STA	ANTELOPE VALLEY
3101021002	ADD TO GAS STATION	ANTELOPE VALLEY
3103010900	ADD TO OFF BLDG & ROOF SIGN	ANTELOPE VALLEY
3209001015	ADD TO SINGLE FAMILY RESIDENC	ANTELOPE VALLEY
3101020032	ADD TO SINGLE FAMILY RESIDENCE	ANTELOPE VALLEY
3058027012	ADD TO SINGLE FLY RES	ANTELOPE VALLEY
3251014031	ADD TO USED CAR LOT	ANTELOPE VALLEY
3205007008	ADDITION	ANTELOPE VALLEY
3137006003	ADDITION	ANTELOPE VALLEY
3264012038	ADDITION TO EXISTING CHURCH	ANTELOPE VALLEY
3264012037	ADDITION TO EXISTING CHURCH	ANTELOPE VALLEY
3209003031	ADMINISTRATIVE OAK TREE PERMIT - one encroachment	ANTELOPE VALLEY
3102021036	ADV SIGN	ANTELOPE VALLEY
3039019064	AGRI ONLY	ANTELOPE VALLEY

APN	Description of Project	Community Name
3025054275	AGRI USE	ANTELOPE VALLEY
3310006040	AGRI USE	ANTELOPE VALLEY
3217020032	AGRICULTURAL BARN & POWER	ANTELOPE VALLEY
3036014040	AGRICULTURAL USE	ANTELOPE VALLEY
3275004025	AGRICULTURE BUILDING	ANTELOPE VALLEY
3310012017	AGRICULTURE USE	ANTELOPE VALLEY
3056024037	ALLOW USE OF MOBILEHOME AS CARETAKER'S RESIDENCE	ANTELOPE VALLEY
3103010045	AMBULANCE SERVICE	ANTELOPE VALLEY
3111012011	AN ADDITION TO A SINGLE FAMILY HOME	ANTELOPE VALLEY
3268002011	Annual Fiesta within the Our Lady of Solitude Church grounds.	ANTELOPE VALLEY
3049020029	APPRVL OF FISHING TACKLE SHOP	ANTELOPE VALLEY
3103023049	APT BLDG	ANTELOPE VALLEY
3103001003	Automobile maintenance shop, carwash and retail.	ANTELOPE VALLEY
3208007043	BARN	ANTELOPE VALLEY
3208012108	BARN/STORAGE FACILITY	ANTELOPE VALLEY
3038007006	BILLBOARD	ANTELOPE VALLEY
3102018012	BILLBOARD	ANTELOPE VALLEY
3208018014	BUILD NEW 576 SQ.FT. GARAGE	ANTELOPE VALLEY
3251014043	C.U.P. TO INSTALL AN 80' CELLULAR MONOPOLE	ANTELOPE VALLEY
3242030012	CAMP	ANTELOPE VALLEY
3235005029	CAMPGROUND SERVING CHRONICALLY ILL CHILDREN	ANTELOPE VALLEY
3235005031	CAMPGROUND SERVING CHRONICALLY ILL CHILDREN	ANTELOPE VALLEY
3235005032	CAMPGROUND SERVING CHRONICALLY ILL CHILDREN	ANTELOPE VALLEY
3242034004	CAMPGROUND SERVING CHRONICALLY ILL CHILDREN	ANTELOPE VALLEY
3242034003	CAMPGROUND SERVING CHRONICALLY ILL CHILDREN	ANTELOPE VALLEY
3242034001	CAMPGROUND SERVING CHRONICALLY ILL CHILDREN	ANTELOPE VALLEY
3049007030	CARETAKER'S MOBILEHOME ON 1.0 AC IN C3	ANTELOPE VALLEY
3307009084	CARETAKERS RESIDENCE IN A2-1	ANTELOPE VALLEY
3307009086	CARETAKERS RESIDENCE IN A2-1	ANTELOPE VALLEY
3307009085	CARETAKERS RESIDENCE IN A2-1	ANTELOPE VALLEY
3307009083	CARETAKERS RESIDENCE IN A2-1	ANTELOPE VALLEY
3251013020	CHANNEL LTRS WALL SIGNS	ANTELOPE VALLEY
3042003013	CHURCH & EDUCATION WING ON 2.5 AC	ANTELOPE VALLEY
3049021011	CHURCH AND SCHOOL ON 3.7 AC IN A2-10K	ANTELOPE VALLEY
3102017019	CHURCH CONST. & RENOVATION	ANTELOPE VALLEY
3042001022	CHURCH EXPANSION	ANTELOPE VALLEY
3216017019	CHURCH FACILITY ON 6.0173 AC IN A1-1	ANTELOPE VALLEY
3042001043	CHURCH, SCHOOL, SENIOR APARTMENTS	ANTELOPE VALLEY
3251013055	CNVRT SERVICE AREA TO MINIMART	ANTELOPE VALLEY
3102016019	COMM LOT	ANTELOPE VALLEY
3102016020	COMM LOT	ANTELOPE VALLEY
3037006025	COMMERCIAL BLDG	ANTELOPE VALLEY
3228033001	COMMERCIAL DEV	ANTELOPE VALLEY
3250015903	CONSTRUCT A 100' TALL WIRELESS TELECOMMUNICATIONS	ANTELOPE VALLEY
3205008036	CONSTRUCTION OF UNMANNED WIRELESS FACILITY	ANTELOPE VALLEY
3302020019	CONT GOLF COURSE IN RA-10K	ANTELOPE VALLEY
3064016010	CONT HORSE RANCH WITH CARETAKERS' RESIDENCE ON 240	ANTELOPE VALLEY
3209016019	CONT REC VEHICLE PARK ON 223.0 AC IN RR-1 & A2-1	ANTELOPE VALLEY
3209018057	CONT REC VEHICLE PARK ON 223.0 AC IN RR-1 & A2-1	ANTELOPE VALLEY
3209016025	CONT REC VEHICLE PARK ON 223.0 AC IN RR-1 & A2-1	ANTELOPE VALLEY
3209011013	CONT. KEEPING WILD ANIMALS & CARETAKER RESIDENCES	ANTELOPE VALLEY
3048015012	CONT'D. USE OF WILD ANIMAL MENAGERIE	ANTELOPE VALLEY
3048015270	CONT'D. USE OF WILD ANIMAL MENAGERIE	ANTELOPE VALLEY
3027010037	CONTINUE EXISTING MOBILEHOME PARK	ANTELOPE VALLEY
3036015022	CONTINUE OPERATION OF SPECIAL-USE AIRPORT	ANTELOPE VALLEY
3175021015	CONTINUE USE OF EXISTING LEGALLY NONCONFORMING AUTO DISMANTLING YARD	ANTELOPE VALLEY
3175021028	CONTINUE USE OF EXISTING LEGALLY NONCONFORMING AUTO DISMANTLING YARD	ANTELOPE VALLEY
3145029030	CONVERT GARAGE TO WORK SHOP	ANTELOPE VALLEY
3251014023	CONVERT PATIO TO DININGROOM	ANTELOPE VALLEY
3049002044	COVER SHADE FOR MOTORHOME	ANTELOPE VALLEY
3044029005	DENSITY CONTROLLED DEVELOPMENT/SEWAGE TREATMENT PL	ANTELOPE VALLEY
3044028016	DENSITY CONTROLLED DEVELOPMENT/SEWAGE TREATMENT PL	ANTELOPE VALLEY
3044006079	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006059	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006070	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006071	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006014	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006025	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006036	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006047	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006057	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006058	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006015	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006037	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006046	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006072	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006073	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006016	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY

APN	Description of Project	Community Name
3044035011	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035030	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035031	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035050	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035081	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006009	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006030	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006084	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006031	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006052	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006053	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006065	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006083	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006029	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006066	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006032	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006051	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006054	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006063	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006082	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006067	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006011	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006028	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006033	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006055	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006062	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006081	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006068	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006027	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006034	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006049	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006080	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006060	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006069	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006026	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006035	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006048	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006041	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035039	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035035	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035053	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006050	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035018	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035034	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006056	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035069	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035052	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035079	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035017	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035045	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006024	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044035013	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006064	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006010	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006012	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006013	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006040	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006085	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006021	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3044006061	DENSITY-CONTROLLED DEVELOPMENT	ANTELOPE VALLEY
3242023031	DETACHED GARAGE	ANTELOPE VALLEY
3027014025	DINER	ANTELOPE VALLEY
3041009035	DWELLING & APT TO CHURCH	ANTELOPE VALLEY
3046026006	ELECTRIC USE FOR AGRICULTURE	ANTELOPE VALLEY
3102022024	EXCESSIVE DOMESTIC ANIMAL PERMIT	ANTELOPE VALLEY
3219014056	parking provided.	ANTELOPE VALLEY
3145011906	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040913	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040909	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040921	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040901	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040911	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040903	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040904	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040914	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040912	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040910	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040908	EXPAND SEWAGE PLANT	ANTELOPE VALLEY

APN	Description of Project	Community Name
3145040920	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040906	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040916	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040907	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040919	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040905	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040917	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040918	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3145040915	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3116007900	EXPAND SEWAGE PLANT	ANTELOPE VALLEY
3102001060	EXPANSION OF CHURCH (CLASSROOMS, PARKING, ETC.)	ANTELOPE VALLEY
3101016039	EXPANSION OF STORAGE UNIT	ANTELOPE VALLEY
3208019005	FOX FEED STORE	ANTELOPE VALLEY
3102022051	FREESTANDING DBL FACED SIGN	ANTELOPE VALLEY
3103006042	FREESTANDING DBL FACED SIGN	ANTELOPE VALLEY
3103023015	FREESTANDING SINGLE FACES SIGN	ANTELOPE VALLEY
3227031021	FRONT YARD SETBACKS	ANTELOPE VALLEY
3227016034	FRONT YD SETBACKS	ANTELOPE VALLEY
3227030007	FRT SETBACK MODIFICATION	ANTELOPE VALLEY
3103009033	FUELING FACILITY WITH FOOD MAR	ANTELOPE VALLEY
3227017026	GARAGE	ANTELOPE VALLEY
3242021025	GARAGE	ANTELOPE VALLEY
3279018014	GARAGE & UPPER FLR STORAGE	ANTELOPE VALLEY
3110005032	GARAGE CONVERSION	ANTELOPE VALLEY
3153040024	GARAGE FOR PKG PERSONAL AUTOS	ANTELOPE VALLEY
3227029038	GARAGE/HOBBY ROOM	ANTELOPE VALLEY
3049029049	GAS STATION AND LIQUOR STORE	ANTELOPE VALLEY
3049029048	GAS STATION AND LIQUOR STORE	ANTELOPE VALLEY
3208020014	GAZEBO, PATIO COVER & ADDITION	ANTELOPE VALLEY
3056004052	GRADING	ANTELOPE VALLEY
3175003009	GRADING PLAN	ANTELOPE VALLEY
3046001025	GRANNY HOUSE ON 1.0 AC IN A1-10K	ANTELOPE VALLEY
3102025084	GRANNY HOUSE ON 1.25 AC IN R1-7.5K	ANTELOPE VALLEY
3278020025	GRANNY HOUSING	ANTELOPE VALLEY
3046012046	GRANNY UNIT	ANTELOPE VALLEY
3103023028	GUEST HOUSE	ANTELOPE VALLEY
3049002040	GUEST HOUSE & 3-CAR GARAGE	ANTELOPE VALLEY
3209003064	GUEST HOUSE/BED/BATH/LIV RMS	ANTELOPE VALLEY
3027013902	GYM WITH PARKING SHORTFALL	ANTELOPE VALLEY
3027013901	GYM WITH PARKING SHORTFALL	ANTELOPE VALLEY
3027013900	GYM WITH PARKING SHORTFALL	ANTELOPE VALLEY
3217022003	HARDWARE STORE, ETC IN PROPOSED C3-DP	ANTELOPE VALLEY
3217022002	HARDWARE STORE, ETC IN PROPOSED C3-DP	ANTELOPE VALLEY
3056032053	HILLSIDE	ANTELOPE VALLEY
3056033087	HILLSIDE	ANTELOPE VALLEY
3056011040	HILLSIDE	ANTELOPE VALLEY
3056011038	HILLSIDE	ANTELOPE VALLEY
3056011039	HILLSIDE	ANTELOPE VALLEY
3208012109	HILLSIDE MANAGEMENT	ANTELOPE VALLEY
3208008046	HILLSIDE MANAGEMENT FOR TR 46205	ANTELOPE VALLEY
3215003001	HORSE TRAINING CTR	ANTELOPE VALLEY
3080022006	INTERIM MANAGEMENT PLAN (IMP95064)	ANTELOPE VALLEY
3080022002	INTERIM MANAGEMENT PLAN (IMP95064)	ANTELOPE VALLEY
3080021001	INTERIM MANAGEMENT PLAN (IMP95064)	ANTELOPE VALLEY
3220014031		ANTELOPE VALLEY
3209020900	LITTLE LEAGUE FACILITIES ON 7.1 AC IN A2-1	ANTELOPE VALLEY
3102017014	LIVE ENTERTAINMENT	ANTELOPE VALLEY
3086013015	LOG HOUSE	ANTELOPE VALLEY
3228009030	LOT COMBINATION	ANTELOPE VALLEY
3234015036	LOT COMBINATION; SANITATION	ANTELOPE VALLEY
3227010034	LOT COMBINATION	ANTELOPE VALLEY
3227021027	LOT COMBINATION	ANTELOPE VALLEY
3204010075	M/H	ANTELOPE VALLEY
3056014045	MAF HOME & GARAGE	ANTELOPE VALLEY
3061005016	MAINTAIN & EXPAND EXISTING MONASTERY&YOUTH CAMP	ANTELOPE VALLEY
3061005015	MAINTAIN & EXPAND EXISTING MONASTERY&YOUTH CAMP	ANTELOPE VALLEY
3061025010	MAINTAIN & EXPAND EXISTING MONASTERY&YOUTH CAMP	ANTELOPE VALLEY
3061006019	MAINTAIN & EXPAND EXISTING MONASTERY&YOUTH CAMP	ANTELOPE VALLEY
3061024001	MAINTAIN & EXPAND EXISTING MONASTERY&YOUTH CAMP	ANTELOPE VALLEY
3061025017	MAINTAIN & EXPAND EXISTING MONASTERY&YOUTH CAMP	ANTELOPE VALLEY
3060016002	MAINTAIN & EXPAND EXISTING MONASTERY&YOUTH CAMP	ANTELOPE VALLEY
3275019021	MANFG HOME	ANTELOPE VALLEY
3056014044	MANUF HOME W/TWO CAR GARAGE	ANTELOPE VALLEY
3056014048	MANUFACTURED HOME WITH GARAGE	ANTELOPE VALLEY
3227028045	MANUFACTURED HOME/GARAGE	ANTELOPE VALLEY
3227028044	MANUFACTURED HOME/GARAGE	ANTELOPE VALLEY
3234024035	Market, gas station and sale of a full line of alcoholic beverages for off-site consumption in C-2-DP Zone.	ANTELOPE VALLEY
3208011064	MENAGERIE CARETAKER MH IN A2-1 FOR 10 YRS	ANTELOPE VALLEY

APN	Description of Project	Community Name
3102016023	METAL CONTAINERS FOR STORAGE	ANTELOPE VALLEY
3042006009	METAL GAR	ANTELOPE VALLEY
3208004039	MFG HOME	ANTELOPE VALLEY
3242015003	MFG HOME	ANTELOPE VALLEY
3022018022	MFG OF SANDSTONE PRODUCTS	ANTELOPE VALLEY
3233005021	MINOR CP, ADD WIND GENERATOR	ANTELOPE VALLEY
3115002013	MINOR CUP - WIND TURBINE	ANTELOPE VALLEY
3376007014	MINOR WECS'N - 80' TOWER	ANTELOPE VALLEY
3216018038	MOBIL HOME	ANTELOPE VALLEY
3027027051	MOBILE FOOD PREPARATION	ANTELOPE VALLEY
3243027001	MOBILE HOME & CHAPEL	ANTELOPE VALLEY
3216018034	MOBILE HOME DURING CONSTRUCT	ANTELOPE VALLEY
3049014019	MOBILE HOME FOR CARETAKER RESIDENCE	ANTELOPE VALLEY
3056017032	MOBILEHOME DURING CONSTRUCTION	ANTELOPE VALLEY
3056017014	MOBILEHOME DURING CONSTRUCTION	ANTELOPE VALLEY
3037026013	MOBILEHOME DURING CONSTRUCTION	ANTELOPE VALLEY
3036013036	MOBILEHOME DURING CONSTRUCTION	ANTELOPE VALLEY
3036014015	MOBILEHOME DURING CONSTRUCTION	ANTELOPE VALLEY
3152013007	MOBILEHOME DURING CONSTRUCTION	ANTELOPE VALLEY
3038013017	MOBILEHOME DURING CONSTRUCTION	ANTELOPE VALLEY
3366029001	MOBILEHOMES (2) AND RESIDENCES (3) FOR CARETAKERS	ANTELOPE VALLEY
3101017016	NEW SIGNAGE AT GAS STATION	ANTELOPE VALLEY
3027013048	NEW 3500 SQ FT CHURCH BLDG IN A2-1	ANTELOPE VALLEY
3233010016		ANTELOPE VALLEY
3302019017	New fence in and light posts.	ANTELOPE VALLEY
3056031011	NEW HOME	ANTELOPE VALLEY
3056024066	NEW RESIDENCE	ANTELOPE VALLEY
3056024053	NEW RESIDENCE	ANTELOPE VALLEY
3056024067	NEW RESIDENCE	ANTELOPE VALLEY
3027011025	new single family residence with attached two car garage	ANTELOPE VALLEY
3278001017	the new addition shall exceed 23 feet in height	ANTELOPE VALLEY
3219009006	New two story duplex w/ an attached four car carport	ANTELOPE VALLEY
3216012025	NFG HIME & GARAGE	ANTELOPE VALLEY
3227020017	OAK TREE PERMIT TO ENCROACH ON 8 TREES	ANTELOPE VALLEY
3038006001	OFF-SITE DBL-FACED FREESTAND	ANTELOPE VALLEY
3102018009	OFF-SITE FREESTAND DBL-FACED	ANTELOPE VALLEY
3264011023	OFF-SITE SALE OF ALCOHOL FOR MINI-MARKET	ANTELOPE VALLEY
3302021092	ON-SALE BEER TO EXISTING CLUB HOUSE (GOLF COURSE)	ANTELOPE VALLEY
3103007001	ON-SITE ALCOHOL AT RESTAURANT (LICENSE CHANGE)	ANTELOPE VALLEY
3223003027	ORCHARCD & HORSE FARM	ANTELOPE VALLEY
3101016035	PAINT AND BODY REPAIR SHOP	ANTELOPE VALLEY
3278027014	PERMIT FOR EIGHT DOGS IN 6 KENNELS	ANTELOPE VALLEY
3208024033	PLANT NURSERY	ANTELOPE VALLEY
3036014035	OF 16 TREES AND 2 OAK TREES RESPECTIVELY.	ANTELOPE VALLEY
3101017006	POLE	ANTELOPE VALLEY
3101017007	POLE	ANTELOPE VALLEY
3233004025	PRIVATE AIRPORT	ANTELOPE VALLEY
3233004027	PRIVATE AIRPORT	ANTELOPE VALLEY
3103006045	Proposal for two removals (none heritage) and one encroachment (none heritage).	ANTELOPE VALLEY
3175016020	Proposed 415sq. ft. single story addition.	ANTELOPE VALLEY
3145011120	Proposed 449sq. ft single story addition.	ANTELOPE VALLEY
3103010038	Proposing a 188 sq.ft. single story addition	ANTELOPE VALLEY
3042018015	PROPOSING A 464 SQUARE FOOT SINGLE STORY ADDITIOIN TO AN EXISTING DUPLEX	ANTELOPE VALLEY
3220014045	Proposing a 728 square foot single story addition to the existing dwelling	ANTELOPE VALLEY
3046028026	Proposing a new single family dwelling with an attached two car garage and two car carport	ANTELOPE VALLEY
3042005002	Proposing to build a detached dwelling with four car garage underneath	ANTELOPE VALLEY
3208012110	RANCH HOUSE & PATIO	ANTELOPE VALLEY
3227020032	REMDL ESTATE OFF/TAKEOUT PIZZA	ANTELOPE VALLEY
3027015027	REMODEL	ANTELOPE VALLEY
3233017006	fence on the western property line.	ANTELOPE VALLEY
3384001800	REMOVE & REPLACE HVAC UNITS	ANTELOPE VALLEY
2846004010	REMOVE 2 DEAD OAK TREES	ANTELOPE VALLEY
2846016017	REMOVE 3 OAKS	ANTELOPE VALLEY
3227026052	REMOVE 4 OAKS	ANTELOPE VALLEY
3306002940	REQUEST FOR PLOT PLAN APPRVL	ANTELOPE VALLEY
3102018024	RESTAURANT	ANTELOPE VALLEY
3208024021	RESTAURANT	ANTELOPE VALLEY
3027013034	RESTAURANT	ANTELOPE VALLEY
3242005004	RESTAURANT	ANTELOPE VALLEY
3208014102	RETAIL GAME ARCADE & BILLIARDS IN EXISTING RETAIL	ANTELOPE VALLEY
3228017017	RETAIN WALL	ANTELOPE VALLEY
3228006005	RETROACTIVE - THREE REMOVALS	ANTELOPE VALLEY
3227024036	RV STORAGE SHED	ANTELOPE VALLEY
3027015033	SALE OF BEER & WINE FOR OFF-SITE CONSUMPTION	ANTELOPE VALLEY
3027015025	SALE OF BEER & WINE FOR OFF-SITE CONSUMPTION	ANTELOPE VALLEY
3046001040	SALE OF BEER & WINE FOR OFF-SITE CONSUMPTION	ANTELOPE VALLEY
3042019010	SALE OF FULL LIQUOR FOR MINI-MARKET	ANTELOPE VALLEY
3175003001	SANITARY LANDFILL,RECYCLING & HAULING	ANTELOPE VALLEY

APN	Description of Project	Community Name
3056028108	SEA	ANTELOPE VALLEY
3056028107	SEA	ANTELOPE VALLEY
3056018079	SEA	ANTELOPE VALLEY
3056018081	SEA	ANTELOPE VALLEY
3046008042	SECOND DWELLING UNIT FOR SF RESIDENTIAL	ANTELOPE VALLEY
3044027030	SECOND SFR ON LOT	ANTELOPE VALLEY
3101016037	SECOND UNIT	ANTELOPE VALLEY
3220013050	SENIOR CITIZEN RES ON 2.5 AC IN A1-1	ANTELOPE VALLEY
3042026008	SENIOR CITIZEN RESIDENCE MOBILEHOME	ANTELOPE VALLEY
3110008009	SENIOR CITIZEN RESIDENCE ON 1.25 AC	ANTELOPE VALLEY
3220015009	SENIOR CITIZEN'S RESIDENCE	ANTELOPE VALLEY
3101020019	SENIOR CITIZEN'S RESIDENCE	ANTELOPE VALLEY
3260024048	SENIOR CITIZENS' RESIDENCE	ANTELOPE VALLEY
3260024049	SENIOR CITIZENS' RESIDENCE	ANTELOPE VALLEY
3264010033	SERV STA WITH ALCOHOL SALES ON 1.25 AC IN C3	ANTELOPE VALLEY
3227023010	SETBACK	ANTELOPE VALLEY
3234023024	SETBACK	ANTELOPE VALLEY
3227031043	SETBACK	ANTELOPE VALLEY
3227015028	SETBACK AVERAGING	ANTELOPE VALLEY
3102018014	SETBACKS	ANTELOPE VALLEY
3103010026	SETBACKS	ANTELOPE VALLEY
3227009023	SETBACKS	ANTELOPE VALLEY
3227026057	SETBACKS	ANTELOPE VALLEY
3042024018	SEWAGE TREATMENT PLANT	ANTELOPE VALLEY
3042024021	SEWAGE TREATMENT PLANT	ANTELOPE VALLEY
3042024020	SEWAGE TREATMENT PLANT	ANTELOPE VALLEY
3153040013	SF DETACHED POOL HOUSE	ANTELOPE VALLEY
3046011033	SFR	ANTELOPE VALLEY
3027018011	SFR	ANTELOPE VALLEY
3223003025	SFR	ANTELOPE VALLEY
3056024063	SFR	ANTELOPE VALLEY
3208022001	SFR	ANTELOPE VALLEY
3208012096	SFR & GARAGE	ANTELOPE VALLEY
3374011004	SFR AND GUEST HOUSE	ANTELOPE VALLEY
3056005054	SFR- CONVERT TO PERMANENT	ANTELOPE VALLEY
3252012020	SIGN	ANTELOPE VALLEY
3205008006	SINGLE FAMILY RESIDENCE	ANTELOPE VALLEY
3057017055	SINGLE FAMILY HOME	ANTELOPE VALLEY
3056025009	SINGLE FAMILY RES & GARAGE	ANTELOPE VALLEY
3101027029	SINGLE FAMILY RESIDENCE	ANTELOPE VALLEY
3205013033	SINGLE FAMILY RESIDENCE	ANTELOPE VALLEY
3208017032	SINGLE FAMILY RESIDENCE	ANTELOPE VALLEY
3056027064	SINGLE FLY RESIDENCE	ANTELOPE VALLEY
3208012121	SINGLE FLY RESIDENCE	ANTELOPE VALLEY
3216015031	SINGLE FLY RESIDENCE	ANTELOPE VALLEY
3056031023	SINGLE FLY RESIDENCE	ANTELOPE VALLEY
3056006007	SINGLE FLY RESIDENCE	ANTELOPE VALLEY
3216018039	SINGLE FLY RESIDENCE	ANTELOPE VALLEY
3056024032	Single Story Dwelling with a detached 2 car garage on a hillside	ANTELOPE VALLEY
3251013056	SIZZLER RESTAURANT	ANTELOPE VALLEY
3366020003	SRF & HORSE TRAINING FACILITY	ANTELOPE VALLEY
3038002025	STEEL BLDG FOR AUTO REPAIRS	ANTELOPE VALLEY
3208033083	STEEL BUILDING FOR STORAGE	ANTELOPE VALLEY
3042026002	STORAGE AREA FOR VEHICLES	ANTELOPE VALLEY
3227010035	STORAGE BARN	ANTELOPE VALLEY
3042025020	STORAGE RM & SWIMMING POOL	ANTELOPE VALLEY
3233016021	TEMP MOBILE HOME	ANTELOPE VALLEY
3208004041	TEMP MOBILE HOME F/BLDG CONST	ANTELOPE VALLEY
3047020036	TEMP RESIDENCE	ANTELOPE VALLEY
3042004001	TEMPORARY MOBILE HOME	ANTELOPE VALLEY
3049010021	TEMPORARY PARISH HALL & CLASSROOMS	ANTELOPE VALLEY
2846014015	Temporary use permit for June 4, 2005 and July 24, 2005	ANTELOPE VALLEY
3227010031	THREE O.T. ENCROACHMENTS	ANTELOPE VALLEY
3228004038	THREE OAK TREE ENCROACHMENTS	ANTELOPE VALLEY
3047009015	TO BUILD 50 SFR ON 100.1 AC	ANTELOPE VALLEY
3209001019	TO BUILD SENIOR CITIZEN RESIDENCE	ANTELOPE VALLEY
3227029043	To legalize an existing dog kennel	ANTELOPE VALLEY
3275007002	To legalize an existing dog kennel	ANTELOPE VALLEY
3275007001	To legalize an existing dog kennel	ANTELOPE VALLEY
3042026010	TRAILER	ANTELOPE VALLEY
3042026011	TRAILER	ANTELOPE VALLEY
3204014022	TRAILER DURING CONSTRUCTION	ANTELOPE VALLEY
3279019005	TRAILER DURING CONSTRUCTION	ANTELOPE VALLEY
3228015034	TRAVEL TRAILER DURING CONSTR	ANTELOPE VALLEY
3242006008	TREE FARM	ANTELOPE VALLEY
3102018023	TSIRE STORE	ANTELOPE VALLEY
3101016036	UNMANNED TELECOMMUNICATION FACILITY	ANTELOPE VALLEY
3209001012	WATER FAC & CARETAKER TRAILER ON 3.9 AC IN A2-1	ANTELOPE VALLEY

APN	Description of Project	Community Name
3209003058	WATER STORAGE AND DIST SYSTEMS	ANTELOPE VALLEY
3209003059	WATER STORAGE AND DISTRIBUTION FACILITY	ANTELOPE VALLEY
3209003061	WATER STORAGE AND DISTRIBUTION FACILITY	ANTELOPE VALLEY
3209003060	WATER STORAGE AND DISTRIBUTION FACILITY	ANTELOPE VALLEY
3208007005	WELL	ANTELOPE VALLEY
3310003014	WIND ENERGY CONVERSION SYSTEM - NON COMMERCIAL	ANTELOPE VALLEY
3038004800	WIRELESS COMMUNICATIONS FACILITY	ANTELOPE VALLEY
3150018021	WIRELESS FACILITY	ANTELOPE VALLEY
3275013004	WIRELESS TELECOM FACILITY W/TRANSMISSION EQUIPMEN	ANTELOPE VALLEY
3115010025	WIRELESS TELECOM FACILITY	ANTELOPE VALLEY
3115010024	WIRELESS TELECOM FACILITY	ANTELOPE VALLEY
3102017016	WIRELESS TELECOMMUNICATION FACILITY	ANTELOPE VALLEY
3251014045	WIRELESS TELECOMMUNICATION FACILITY	ANTELOPE VALLEY
3209020064	WORKSHOP	ANTELOPE VALLEY
3061025013	XMAS TREE FARM	ANTELOPE VALLEY
3102023025	YARD MOD & GARAGE	ANTELOPE VALLEY
3103031027	YARD MODIFICATION	ANTELOPE VALLEY
3205011008	ENCROACHMENT OF EXISTING BARN BEING CONVERTED TO SFR	ANTELOPE VALLEY
3227030029	YM TO ACCOMADATE SANITATION	ANTELOPE VALLEY
3049007025	ZC	ANTELOPE VALLEY
7016016013	2-STORY SFR & 2-CAR GARAGE	CERRITOS ISLANDS
7016016061	2-STORY SFR W/ATTACHED GARAGE	CERRITOS ISLANDS
7016016059	2-STORY SFR W/ATTACHED GARAGE	CERRITOS ISLANDS
7016016060	2-STORY SFR W/ATTACHED GARAGE	CERRITOS ISLANDS
7016016045	BUILD 2 STORY HOME	CERRITOS ISLANDS
7016015083	CHURCH & PRESCHOOL IN R2	CERRITOS ISLANDS
7016016053	ONE OAK TREE IN THE RIGHT OF WAY, CONDO CONVERSION	CERRITOS ISLANDS
7016015086	Proposing a single story addition of 351 sq.ft. to the existing dwelling	CERRITOS ISLANDS
7016015120	Proposing a single story addition of 351 sq.ft. to the existing dwelling	CERRITOS ISLANDS
6180018006	1-STORY SFR W/2-CAR GARAGE	EAST RANCHO DOMINGUEZ
6184001044	ADD TO SFR	EAST RANCHO DOMINGUEZ
7302013006	ADD TO SFR & 2-CAR GARAGE	EAST RANCHO DOMINGUEZ
6195018015	ADDITION OF S.F.R.	EAST RANCHO DOMINGUEZ
6181027910	BONUS WITH 10 PERCENT (22 UNITS) SET ASIDE FOR LOWER INCOME HOUSEHOLDS.	EAST RANCHO DOMINGUEZ
6195019037	ADULT DAY CARE FACILITY	EAST RANCHO DOMINGUEZ
6180013001	BILLBOARD	EAST RANCHO DOMINGUEZ
6185010049	BILLBOARD SIGN	EAST RANCHO DOMINGUEZ
6180015018	CAR REPAIR SHOP,OFF & R/ROOM	EAST RANCHO DOMINGUEZ
6181023023	CNVERT 2 APTS TO 4 APTS	EAST RANCHO DOMINGUEZ
6180018002	CNVERT CHURCH TO RETAIL STORE	EAST RANCHO DOMINGUEZ
6185010045	COMMERCIAL BLDG	EAST RANCHO DOMINGUEZ
6195018022	CONDO CONVERSION OF 11 UNITS IN 5 BUILDINGS ON 0.38 GROSS ACRES.	EAST RANCHO DOMINGUEZ
6180010006	CONSTRUCT A DUPLEX IN A C-3 ZONE (RESIDENTIAL)	EAST RANCHO DOMINGUEZ
6185010063	CONTINUE EXISTING DUPLEXES IN COMMERCIAL ZONE	EAST RANCHO DOMINGUEZ
6180024007	DEV PROG	EAST RANCHO DOMINGUEZ
6180024013	DEV PROG	EAST RANCHO DOMINGUEZ
6180024012	DEV PROG	EAST RANCHO DOMINGUEZ
6180014002	ILUMINATED CHANNEL LETTER SIGN	EAST RANCHO DOMINGUEZ
6180014001	ILUMINATED CHANNEL LETTER SIGN	EAST RANCHO DOMINGUEZ
6181026024	LIVE POULTRY DEALER	EAST RANCHO DOMINGUEZ
6180005024	MINIMALL W/2 FD	EAST RANCHO DOMINGUEZ
6180004025	New 3,300 square foot two story dwelling	EAST RANCHO DOMINGUEZ
6181032029	New SFR with attached two car carport	EAST RANCHO DOMINGUEZ
6180004014	OFC SPACE	EAST RANCHO DOMINGUEZ
6180016010	OFFICE BLDG	EAST RANCHO DOMINGUEZ
6181027909	OFFICE BLDG IN M1 ON 2.6 AC	EAST RANCHO DOMINGUEZ
6181025019	one story sfr with 2-car garage	EAST RANCHO DOMINGUEZ
6181023003	PARKING PERMIT FOR REDUCED/TANDEM PARKING	EAST RANCHO DOMINGUEZ
6181022003	GROSS ACRES.	EAST RANCHO DOMINGUEZ
6181022002	GROSS ACRES.	EAST RANCHO DOMINGUEZ
6181027906	PROPOSED 58,000 SQ.FT. LIGHT INDUSTRIAL BLDG.	EAST RANCHO DOMINGUEZ
6181027907	PROPOSED 58,000 SQ.FT. LIGHT INDUSTRIAL BLDG.	EAST RANCHO DOMINGUEZ
6181027911	PROPOSED 58,000 SQ.FT. LIGHT INDUSTRIAL BLDG.	EAST RANCHO DOMINGUEZ
6185006035	Proposed 772 sq. ft. single story addition.	EAST RANCHO DOMINGUEZ
6195001016	Proposed 87.5 sq. ft single story addition (to be legalize).	EAST RANCHO DOMINGUEZ
6181026015	Proposed tenant improvement of an existing retail space 3600 into two 1800 square foot spaces.	EAST RANCHO DOMINGUEZ
6180022044	yard setback along the North side and 3'-6" along the South side (lot width is 32'; side setbacks are 10% of the	EAST RANCHO DOMINGUEZ
6185010054	RENEWING RCUP 96025, Renewal of Existing WTF	EAST RANCHO DOMINGUEZ
6181023034	RESIDENTIAL IN C2 ZONE/UNCOVERED PARKING	EAST RANCHO DOMINGUEZ
6180016005	RETAIL STORE	EAST RANCHO DOMINGUEZ
7302005015	ROOMS & BATHROOM ADDITION	EAST RANCHO DOMINGUEZ
7301019016	SECOND UNIT ADDT. + 4 CAR CP	EAST RANCHO DOMINGUEZ
6180005008	SIGN REVIEW	EAST RANCHO DOMINGUEZ
6185015015	TO OPEN A TIRE SHOP	EAST RANCHO DOMINGUEZ
6185015025	TO OPEN A TIRE SHOP	EAST RANCHO DOMINGUEZ
6180001031	2.3 TO RD 3.1	EAST RANCHO DOMINGUEZ
6180001032	2.3 TO RD 3.1	EAST RANCHO DOMINGUEZ
6180001035	2.3 TO RD 3.1	EAST RANCHO DOMINGUEZ

APN	Description of Project	Community Name
6180001037	2.3 TO RD 3.1	EAST RANCHO DOMINGUEZ
6180001039	2.3 TO RD 3.1	EAST RANCHO DOMINGUEZ
6180001038	2.3 TO RD 3.1	EAST RANCHO DOMINGUEZ
6180001036	2.3 TO RD 3.1	EAST RANCHO DOMINGUEZ
6180001040	2.3 TO RD 3.1	EAST RANCHO DOMINGUEZ
6180001033	2.3 TO RD 3.1	EAST RANCHO DOMINGUEZ
6180001034	2.3 TO RD 3.1	EAST RANCHO DOMINGUEZ
6180003019	WIRELESS TELECOMMUNICATIONS FACILITY	EAST RANCHO DOMINGUEZ
2526017014	10 FT FRONT YARD SETBACKS	KAGEL CANYON
2526001077	1-STORY SFR	KAGEL CANYON
2526025012	ADD CLUBHOUSE FOR COMM KITCHEN	KAGEL CANYON
2526020022	SETBACK	KAGEL CANYON
2526014044	Single Story Dwelling with a detached 2 car garage on a hillside	KAGEL CANYON
4201003902		LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
5009005903		LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
5009006009		LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
5009006271		LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
7185019020	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019036	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019037	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019038	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019039	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019040	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019041	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019042	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019044	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019045	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019046	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019047	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019048	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019049	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019050	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019051	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019052	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019053	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019054	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019055	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019056	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019057	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019058	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019059	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019060	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019061	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019062	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019063	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019064	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019065	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019066	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019067	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019068	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019069	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019070	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019071	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019072	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019073	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019074	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019075	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019076	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019077	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019078	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019079	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019080	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019081	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019082	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019083	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019084	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019043	CELLULAR TELEPHONE FACILITY	LONG BEACH ISLAND
7185019017	MULTIFAMILY RESIDENTIAL USE IN C-1 ZONE	LONG BEACH ISLAND
2846002014	PAINT BOOTH	LOPEZ CANYON
4456010022	(TN) 10 SF & 1 OS LOTS ON 85.0 AC	MALIBU COASTAL ZONE
4455016902	(TN) 47 SF & 3 OS LOTS ON 272 AC IN A1-1	MALIBU COASTAL ZONE
4445006032	2 STORY ADDITION	MALIBU COASTAL ZONE
4455019016	2 STORY SFR / W 4 CAR GARAGE	MALIBU COASTAL ZONE
4452027011	2ND FLR ADDITION	MALIBU COASTAL ZONE
4456039007	2-STORY SINGLE FLY RESIDENCE	MALIBU COASTAL ZONE
4445008802	above ground storage tank-4,000 gallons	MALIBU COASTAL ZONE
4455042007	ADD OF MASTER BEDROOM	MALIBU COASTAL ZONE
4438020048	ADDITION & REMODEL	MALIBU COASTAL ZONE

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4438029010	ADDITION TO EXISTING SFR	MALIBU COASTAL ZONE
4455039004	ADDITION TO SFR	MALIBU COASTAL ZONE
4440006004	ALLOW ENCROACHMENT OF 18 OAK TREES	MALIBU COASTAL ZONE
4438027009	BRIDGE	MALIBU COASTAL ZONE
4445024007	CONT RES,CAMP,CABINS & OFF/MKT I4	MALIBU COASTAL ZONE
4440006005	CONTINUE EXISTING OUTDOOR THEATRE	MALIBU COASTAL ZONE
4440013026	CONVT GRGE LIV RM & STAIRCASE	MALIBU COASTAL ZONE
4440028008	FIRE REPAIR	MALIBU COASTAL ZONE
4455028044	FOR PRIVATE EQUESTRIAN USE	MALIBU COASTAL ZONE
4438008036	FRONT SETBACKS	MALIBU COASTAL ZONE
4456005003	FRONT YD SETBACK	MALIBU COASTAL ZONE
4438025037	GROUTED RIP-RAP, FENCE, ETC	MALIBU COASTAL ZONE
4456004004	HORSE STABLE	MALIBU COASTAL ZONE
4456005004	HORSE STABLE	MALIBU COASTAL ZONE
4456021016	IMPRV FOUNDATION STORAGE AREA	MALIBU COASTAL ZONE
4438008032	INSTAL SWIMMING POOL & SPA	MALIBU COASTAL ZONE
4444025023	LOT TIE	MALIBU COASTAL ZONE
4444026026	LOT TIE	MALIBU COASTAL ZONE
4452027023	MEDIA ROOM ADDITION	MALIBU COASTAL ZONE
4448002900	MOTEL IN C2 ON 47.5 AC	MALIBU COASTAL ZONE
4456039006	NEW 2-STORY RESIDENCE	MALIBU COASTAL ZONE
4456031035	NEW SFR	MALIBU COASTAL ZONE
4445030005	new three car garage, single car carport and a laundry room.	MALIBU COASTAL ZONE
4461031026	OAK TREE PERMIT TO ENCROACH ON FOUR OAK TREES	MALIBU COASTAL ZONE
4445028015	ON SITE SALE OF ALCOHOLIC BEVERAGES	MALIBU COASTAL ZONE
4448029020	ONE OAK REMOVED; THREE ENCROACHMENTS	MALIBU COASTAL ZONE
4438031021	POWER POLE	MALIBU COASTAL ZONE
4443001002	REMODEL EXISTING RESTAURANT	MALIBU COASTAL ZONE
4438002029	REMOVE 1 TREE AND 2 ENCROACHMENTS	MALIBU COASTAL ZONE
4462031007	REMOVE 5+ OAK TREES IN A1-1	MALIBU COASTAL ZONE
4438009044	RENEWAL OF EXPIRED RCUP 96136 (PROJECT 96136) AND ADDING 1 NEW CABINET	MALIBU COASTAL ZONE
4438007010	REPAIRS TO STORM DAMAGED BLDG	MALIBU COASTAL ZONE
4438023008	RESIDENTIAL CONSISTENCY	MALIBU COASTAL ZONE
4445006023	REVIEW FOR PARKING	MALIBU COASTAL ZONE
4440028007	SALE OF BEER & WINE IN RESTAURANT	MALIBU COASTAL ZONE
4438031022	SECOND RES UNIT ON 8.4 AC IN A1-1	MALIBU COASTAL ZONE
4456012022	SEVERAL ENCROACHMENTS; NO REMOVALS	MALIBU COASTAL ZONE
4440017028	SFR	MALIBU COASTAL ZONE
4440017029	SFR	MALIBU COASTAL ZONE
4438012007	SFR	MALIBU COASTAL ZONE
4461015038	SFR	MALIBU COASTAL ZONE
4461015009	SFR	MALIBU COASTAL ZONE
4461015026	SFR	MALIBU COASTAL ZONE
4461015032	SFR	MALIBU COASTAL ZONE
4461015030	SFR	MALIBU COASTAL ZONE
4438023004	SFR	MALIBU COASTAL ZONE
4462004019	SURFACE MINING PERMIT	MALIBU COASTAL ZONE
4456015007	swimming pool addition	MALIBU COASTAL ZONE
4452012028	TALL WALL	MALIBU COASTAL ZONE
4455028093	THREE CARETAKERS' MOBILEHOMES	MALIBU COASTAL ZONE
4445028013	TO ENCROACH WITHIN THE PROTECTED ZONE OF TWO OAK TREES.	MALIBU COASTAL ZONE
4445008900	TWO OAK TREE REMOVALS - NEW PUBLIC LIBRARY	MALIBU COASTAL ZONE
4452027019	WALL	MALIBU COASTAL ZONE
4473001900	wireless	MALIBU COASTAL ZONE
4444023901	WIRELESS "MICROCELL" FACILITY	MALIBU COASTAL ZONE
4224005910	ADD LIVE ENTERTAINMENT TO EXIST COCKTAIL LOUNGE	MARINA DEL REY
4224003901	BONUS WITH 10 PERCENT (22 UNITS) SET ASIDE FOR LOWER INCOME HOUSEHOLDS.	MARINA DEL REY
4224006900	CDP TO INSTALL NEW SLUICE GATES & REPAIR FLAP GATE	MARINA DEL REY
4224006904	CHARTER SERVICE FOR BOATS	MARINA DEL REY
4224006913	CHARTER SERVICE FOR BOATS	MARINA DEL REY
4224006905	CHARTER SERVICE FOR BOATS	MARINA DEL REY
4224005906	DEMOLISH/REBUILD 2 ONE-STORY COMMERCIAL STRUCTURES	MARINA DEL REY
4224003900	LESS THAN REQUIRED PARKING	MARINA DEL REY
4224006915	ON-SITE SALE OF ALCOHOLIC BEVERAGES IN RESTAURANT	MARINA DEL REY
4224002900	Proposed a new two story dwelling attached to the existing dwelling	MARINA DEL REY
4224006911	FOR ON-SITE CONSUMPTION AT 4215 ADMIRALTY WAY, MARINA DEL REY	MARINA DEL REY
4224006907	Temporary use permit for June 4, 2005 and July 24, 2005	MARINA DEL REY
4224005903	del Rey Specific Plan area, in the Playa del Rey Zoned District. (Neg Dec)	MARINA DEL REY
8124030016	RM ADD	NORTH WHITTIER
7306014007	2 ABOVE GROUND DIESEL TANKS	RANCHO DOMINGUEZ
7306019100	4 Industrial Lots/3.85 Acres	RANCHO DOMINGUEZ
7306019098	4 Industrial Lots/3.85 Acres	RANCHO DOMINGUEZ
7306019099	4 Industrial Lots/3.85 Acres	RANCHO DOMINGUEZ
7306019097	4 Industrial Lots/3.85 Acres	RANCHO DOMINGUEZ
7306002064	60 FOOT MONOPOLE DESIGNED AS A LIGHT STANDARD	RANCHO DOMINGUEZ
7306019086	ADD OF EMPLOYEES LUNCH ROOM	RANCHO DOMINGUEZ
7318007065	ALLOW OPERATION OF PAPER RECYCLING FACILITY IN M-2	RANCHO DOMINGUEZ
7306017001	CELLULAR TELEPHONE FACILITY	RANCHO DOMINGUEZ

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7306019095	CONSTRUCTION & OPERATION/UNMANNED COMMUNCTNS FAC.	RANCHO DOMINGUEZ
7306021033	CONTINUED OPERATION OF WIRELESS TELECOMM. FACILITY	RANCHO DOMINGUEZ
7306019056	EXP CARDBOARD BOX PLANT/OFFICE	RANCHO DOMINGUEZ
7306004024	FREESTANDING SIGN	RANCHO DOMINGUEZ
7306014046	LESS THAN REQD PKG FOR IND/WAREHSE ON 2.7 AC IN M2	RANCHO DOMINGUEZ
7306019910	LESS THAN REQUIRED PARKING	RANCHO DOMINGUEZ
7306014057	METAL RECYCLING PLANT IN PROPOSED M2-DP	RANCHO DOMINGUEZ
7306014056	METAL RECYCLING PLANT IN PROPOSED M2-DP	RANCHO DOMINGUEZ
7306018045	NEW RAISED CONC. DOCK	RANCHO DOMINGUEZ
7306013027	Non-illuminated sign of 120 SQ FT	RANCHO DOMINGUEZ
7306018031	OFC	RANCHO DOMINGUEZ
7306003054	OFF SITE PARKING	RANCHO DOMINGUEZ
7306017012	OIL STORAGE & SHIPPING FACILITY IN M-2	RANCHO DOMINGUEZ
7306018032	PARKING PERMIT	RANCHO DOMINGUEZ
7318008023	Proposing a 195 square foot single story addition	RANCHO DOMINGUEZ
7318007063	RECONFIGURATION OF PARKING LOT	RANCHO DOMINGUEZ
7306004031	REDUCE LANDSCAPING	RANCHO DOMINGUEZ
7306014061	SIGN	RANCHO DOMINGUEZ
7306018039	UNMANNED TELECOMMUNICATIONS FACILITY	RANCHO DOMINGUEZ
7318011810	UNMANNED WIRELESS FACILITY/50 FOOT TALL MONOPALM	RANCHO DOMINGUEZ
7306013037	WALL OPENINGS & LOADING PITS	RANCHO DOMINGUEZ
7318023041	WAREHOUSE	RANCHO DOMINGUEZ
7318023020	WAREHOUSE	RANCHO DOMINGUEZ
7306014009	WAREHOUSE	RANCHO DOMINGUEZ
2812005032	(RA) 38 SF LOTS ON 41.42 AC IN A2-1	SANTA CLARITA VALLEY
2812005033	(RA) 38 SF LOTS ON 41.42 AC IN A2-1	SANTA CLARITA VALLEY
2813013017	(RA) 55 SF LOTS ON 80 ACRES	SANTA CLARITA VALLEY
2813014001	(RA) 55 SF LOTS ON 80 ACRES	SANTA CLARITA VALLEY
2813027036	(RA) 55 SF LOTS ON 80 ACRES	SANTA CLARITA VALLEY
2813027035	(RA) 55 SF LOTS ON 80 ACRES	SANTA CLARITA VALLEY
2866022013	(RV) 158 SF LOTS ON 30.25 AC 1 OS & 2 PF LOTS	SANTA CLARITA VALLEY
2866022034	(RV) 158 SF LOTS ON 30.25 AC 1 OS & 2 PF LOTS	SANTA CLARITA VALLEY
2866022035	(RV) 158 SF LOTS ON 30.25 AC 1 OS & 2 PF LOTS	SANTA CLARITA VALLEY
2866022049	(RV) 158 SF LOTS ON 30.25 AC 1 OS & 2 PF LOTS	SANTA CLARITA VALLEY
2826038042	(RV) 240 SF 10 OS & 3 C LOTS ON 213 AC IN RPD1-1.4	SANTA CLARITA VALLEY
2826038043	(RV) 240 SF 10 OS & 3 C LOTS ON 213 AC IN RPD1-1.4	SANTA CLARITA VALLEY
2865036033	(TN) 2 C LOTS ON 14.4 AC - MAJOR LAND	SANTA CLARITA VALLEY
3231022003	(TN) 2 SF LOTS ON 0.49 ACRE IN A1-10K	SANTA CLARITA VALLEY
3244022034	(TN) 2 SF LOTS ON 11.87 AC	SANTA CLARITA VALLEY
3247042032	(TN) 2 SF LOTS ON 12.55 AC IN A2-2	SANTA CLARITA VALLEY
2865018900	(TN) 2 SF LOTS ON 2 ACRES	SANTA CLARITA VALLEY
3244083007	(TN) 2 SF LOTS ON 20.7 AC	SANTA CLARITA VALLEY
3244083002	(TN) 2 SF LOTS ON 20.7 AC	SANTA CLARITA VALLEY
3244083015	(TN) 2 SF LOTS ON 20.7 AC	SANTA CLARITA VALLEY
3244083005	(TN) 2 SF LOTS ON 20.7 AC	SANTA CLARITA VALLEY
3244083004	(TN) 2 SF LOTS ON 20.7 AC	SANTA CLARITA VALLEY
3231004034	(TN) 2 SF LOTS ON 6.22 ACRES IN A1-1	SANTA CLARITA VALLEY
3231004033	(TN) 2 SF LOTS ON 6.22 ACRES IN A1-1	SANTA CLARITA VALLEY
3247032048	(TN) 209SF, 1GOLF, 2 OS, 2 ST) LOTS/432 ACRES	SANTA CLARITA VALLEY
3247032047	(TN) 209SF, 1GOLF, 2 OS, 2 ST) LOTS/432 ACRES	SANTA CLARITA VALLEY
3247032035	(TN) 209SF, 1GOLF, 2 OS, 2 ST) LOTS/432 ACRES	SANTA CLARITA VALLEY
2826020032	(TN) 280 SF, 1 PARK ON 262.78 AC (ACTIVE FILE)	SANTA CLARITA VALLEY
2826020020	(TN) 280 SF, 1 PARK ON 262.78 AC (ACTIVE FILE)	SANTA CLARITA VALLEY
3247048006	(TN) 4 SF LOTS ON 10.0 AC	SANTA CLARITA VALLEY
3247048005	(TN) 4 SF LOTS ON 10.0 AC	SANTA CLARITA VALLEY
2865015007	(TN) 4 SF LOTS/1.1 AC	SANTA CLARITA VALLEY
3210009008	(WECS-N) WIND TOWER	SANTA CLARITA VALLEY
3231004043	SETBACKS NORTH & SOUTH P/LINE	SANTA CLARITA VALLEY
2865015047	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015048	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015049	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015050	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015051	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015052	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015053	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015054	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015055	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015056	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015057	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015058	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015059	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015060	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015061	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015062	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015063	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2865015064	RD AND FERGUSON RD	SANTA CLARITA VALLEY
2813024014	1 SF LOT ON 17.65 AC IN RR, C3 & A1-1	SANTA CLARITA VALLEY
2813012005	2). A 441 sq. ft. one story detached garage. Garage shall not exceed an elevation of 15ft.	SANTA CLARITA VALLEY

APN	Description of Project	Community Name
2813017024	CYN RD APPROXIMATELY ONE MILE WEST OF SIERRA HIGHWAY	SANTA CLARITA VALLEY
2813013028	100-BED GRP HOME/DEVELOPMENTALLY DISABLED	SANTA CLARITA VALLEY
2865093005	114 DETACHED SFR CONDOMINIUMS	SANTA CLARITA VALLEY
2840004021	1225# OFFICE	SANTA CLARITA VALLEY
2865036034	150 SENIOR APARTMENTS IN C-3-DP ZONE	SANTA CLARITA VALLEY
3210011017	151 SITES	SANTA CLARITA VALLEY
3247049011	1-STORY SFR W/ATTACHED GARAGE	SANTA CLARITA VALLEY
3247026061	2 CAR GARAGE WITH BATH	SANTA CLARITA VALLEY
3231006003	2 RACCOONS 2 OPOSSUMS & 2 DEER	SANTA CLARITA VALLEY
3270013067	20' FRT SETBACK	SANTA CLARITA VALLEY
3244019007	applicant is requesting a zone change, cup density bonus, plan amendment, and condos	SANTA CLARITA VALLEY
2812010002	2500 DU (1298 SFR, 1202 MFR IN HM, RPD)	SANTA CLARITA VALLEY
2812010001	2500 DU (1298 SFR, 1202 MFR IN HM, RPD)	SANTA CLARITA VALLEY
3244030005	2-LOT LLA	SANTA CLARITA VALLEY
2866004910	3,000,000 SQ FT INDUSTRIAL ON 238 NET AC IN MPD	SANTA CLARITA VALLEY
2866004905	3,000,000 SQ FT INDUSTRIAL ON 238 NET AC IN MPD	SANTA CLARITA VALLEY
2866004906	3,000,000 SQ FT INDUSTRIAL ON 238 NET AC IN MPD	SANTA CLARITA VALLEY
2866004909	3,000,000 SQ FT INDUSTRIAL ON 238 NET AC IN MPD	SANTA CLARITA VALLEY
2865021902	3,000,000 SQ FT INDUSTRIAL ON 238 NET AC IN MPD	SANTA CLARITA VALLEY
3270016050	4-BED ROOM SINGLE FAMILY RES	SANTA CLARITA VALLEY
3247033036	6 FT HIGH WALL IN FRONT YARD	SANTA CLARITA VALLEY
2813024004	7 SF LOTS/139.7 ac & 1 remainder parcel (8.23 ac)	SANTA CLARITA VALLEY
2813024007	7 SF LOTS/139.7 ac & 1 remainder parcel (8.23 ac)	SANTA CLARITA VALLEY
2853002001	7 SF LOTS/139.7 ac & 1 remainder parcel (8.23 ac)	SANTA CLARITA VALLEY
2853001007	7 SF LOTS/139.7 ac & 1 remainder parcel (8.23 ac)	SANTA CLARITA VALLEY
2853006006	7 SF LOTS/139.7 ac & 1 remainder parcel (8.23 ac)	SANTA CLARITA VALLEY
2853001007	84 total l ots; 75 single family lots	SANTA CLARITA VALLEY
2853002001	84 total l ots; 75 single family lots	SANTA CLARITA VALLEY
2865008044	ADD TO COMMERCIAL BLDG	SANTA CLARITA VALLEY
3213009053	ADD OF 2ND FLOOR TO SFR	SANTA CLARITA VALLEY
2865008048	ADD TO DRIVE THRU RESTAURANT	SANTA CLARITA VALLEY
3213007034	ADD TO SFR & SERVANT QTRS	SANTA CLARITA VALLEY
3247030100	ADDITIONS TO RESIDENCE	SANTA CLARITA VALLEY
3247050013	ADDL OF GUEST HOUSE	SANTA CLARITA VALLEY
2853002003	ADULT RESID FAC FOR 15 ON 4.5 AC IN C3	SANTA CLARITA VALLEY
2841015010	1). A 592 sq. ft. one story addition to the existing single family residence. 2). Convert the existing 440 sq. ft. attached garage into living area. 3). New 360 sq. ft. attached carport. 4). Setbacks: Interior Side Yard is 5.5ft., St	SANTA CLARITA VALLEY
2865012010	AUTO SERVICE/SALES OF NEW CARS, REST & COMM RETAIL	SANTA CLARITA VALLEY
2865012007	AUTO SERVICE/SALES OF NEW CARS, REST & COMM RETAIL	SANTA CLARITA VALLEY
2865012011	AUTO SERVICE/SALES OF NEW CARS, REST & COMM RETAIL	SANTA CLARITA VALLEY
2865012008	AUTO SERVICE/SALES OF NEW CARS, REST & COMM RETAIL	SANTA CLARITA VALLEY
2812005040	BARN	SANTA CLARITA VALLEY
3247037049	BARN	SANTA CLARITA VALLEY
3231018002	BEER & WINE TO EXISTING RESTAURANT	SANTA CLARITA VALLEY
2865036029	BEER AND WINE SALE	SANTA CLARITA VALLEY
2853002008	BEER/WINE AT EXISTING RESTAURANT	SANTA CLARITA VALLEY
3231012003	BLDG SITE, WHOLESALE ROOFING	SANTA CLARITA VALLEY
2865014053	BUILD 750' GARAGE	SANTA CLARITA VALLEY
2865021019	C.U.P. TO INSTALL A 40' MONOPOLE & CELLULAR SITE	SANTA CLARITA VALLEY
3213006016	CARETAKER TRAILER RESIDENCE	SANTA CLARITA VALLEY
3212017040	CARETAKERS RESIDENCE ON 23.42 AC IN RR-1	SANTA CLARITA VALLEY
2866002050	CHILDREN FACILITY & RETAILSTOR	SANTA CLARITA VALLEY
2866005806	CHILDREN FACILITY & RETAILSTOR	SANTA CLARITA VALLEY
2866002053	CHILDREN FACILITY & RETAILSTOR	SANTA CLARITA VALLEY
2865018040	CHURCH FACILITY INCLUDING DAY CARE	SANTA CLARITA VALLEY
2813008012	CHURCH W/RELATED FACILITIES	SANTA CLARITA VALLEY
3270008038	CLASS ROOM PROJECT	SANTA CLARITA VALLEY
3270008042	CLINIC	SANTA CLARITA VALLEY
3270002057	COMM BLDG	SANTA CLARITA VALLEY
3270020004	COMM BLDG- EXPRESSO BAR	SANTA CLARITA VALLEY
2812006900	COMMERCIAL COACH CLASSROOM	SANTA CLARITA VALLEY
2865016041	COMMERCIAL SERVICE/RETAIL BUSINESS	SANTA CLARITA VALLEY
2865016031	COMMERCIAL SERVICE/RETAIL BUSINESS	SANTA CLARITA VALLEY
2865016028	COMMERCIAL SERVICE/RETAIL BUSINESS	SANTA CLARITA VALLEY
2865016030	COMMERCIAL SERVICE/RETAIL BUSINESS	SANTA CLARITA VALLEY
2865016026	COMMERCIAL SERVICE/RETAIL BUSINESS	SANTA CLARITA VALLEY
3271030081	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030076	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030072	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030074	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030088	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030073	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030075	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030077	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030078	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030079	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030080	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY

APN	Description of Project	Community Name
3271030083	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030090	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030082	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030089	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
3271030087	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
2866002060	CONCEPTUAL PLAN IND PARK IN M1.5-DP & C3-DP & GRAD	SANTA CLARITA VALLEY
2865012916	CONST OF CASTIC SPORTS COMPLEX	SANTA CLARITA VALLEY
3213021017	CONST. OF HANGAR BUILDING TO EXISTING AIRPARK	SANTA CLARITA VALLEY
2813013022	CONT EXIST CARETAKER'S MOBILEHOME IN C3	SANTA CLARITA VALLEY
2848011013	CONT EXPLOSIVE MANUFACTURING	SANTA CLARITA VALLEY
3210017040	CONTINUE EXISTING TRAILER & RV PARK	SANTA CLARITA VALLEY
3214022012	CONTINUE THEATER	SANTA CLARITA VALLEY
3210011019	CONTINUED OPERATION OF RECREATIONAL TRAILER PARK	SANTA CLARITA VALLEY
3247030073	CONVERT EXIST RESIDENCE TO SECOND UNIT	SANTA CLARITA VALLEY
2826022035	PROGRAM ZONING, RESIDENTIAL USE IN A COMMERCIAL ZONE, AND ONSITE PROJECT GRADING	SANTA CLARITA VALLEY
2826023014	PROGRAM ZONING, RESIDENTIAL USE IN A COMMERCIAL ZONE, AND ONSITE PROJECT GRADING	SANTA CLARITA VALLEY
2826022026	PROGRAM ZONING, RESIDENTIAL USE IN A COMMERCIAL ZONE, AND ONSITE PROJECT GRADING	SANTA CLARITA VALLEY
2826022027	PROGRAM ZONING, RESIDENTIAL USE IN A COMMERCIAL ZONE, AND ONSITE PROJECT GRADING	SANTA CLARITA VALLEY
3231011002	CONTROLLED DEVELOPMENT AND RPD ZONE.	SANTA CLARITA VALLEY
3271007051	DECREASE 20' TO 10'	SANTA CLARITA VALLEY
3214017032	demolishing a garage and adding on to the existing sfr	SANTA CLARITA VALLEY
3214017031	demolishing a garage and adding on to the existing sfr	SANTA CLARITA VALLEY
3214017030	demolishing a garage and adding on to the existing sfr	SANTA CLARITA VALLEY
3214017033	demolishing a garage and adding on to the existing sfr	SANTA CLARITA VALLEY
3270021900	DEPARTMENT OF PUBLIC WORK	SANTA CLARITA VALLEY
2844037009	DEVELOPMENT PROGRAM	SANTA CLARITA VALLEY
3247037054	ELECTRIC METER	SANTA CLARITA VALLEY
2840004037	ELEVEN TREES FOR ENCROACHMENT	SANTA CLARITA VALLEY
3272028017	ENCROACH & TRIM ONE OAK	SANTA CLARITA VALLEY
2848013018	ENCROACH 4 OAKS	SANTA CLARITA VALLEY
3209010034	EXPAND EXISTING RV PARK IN A2-5, RR & C3	SANTA CLARITA VALLEY
2826003015	EXPAND TENT CAMPGRND/CONTINUE TRAVEL TRAILER/MRKT/	SANTA CLARITA VALLEY
3247033016	EXSITING 113-SPACE IMOBILEHOME PARK	SANTA CLARITA VALLEY
3213010900	FIRE STATION	SANTA CLARITA VALLEY
3231006009	For Hillside Management and Density-Controlled Development.	SANTA CLARITA VALLEY
3271014025	FRONT YD MOD	SANTA CLARITA VALLEY
3271014023	FRT YD MOD	SANTA CLARITA VALLEY
3271009016	FRT YD SETBACK	SANTA CLARITA VALLEY
3247054006	GARAGE TO STORE TRAVEL TRAILER	SANTA CLARITA VALLEY
2813007009	GRANNY UNIT IN A1-1	SANTA CLARITA VALLEY
3270012024	GUEST HOUSE & NEW SFR	SANTA CLARITA VALLEY
3247033037	GUEST HOUSE	SANTA CLARITA VALLEY
3244083001	HILLSIDE DEVELOPMENT	SANTA CLARITA VALLEY
3247042035	HILLSIDE MANAGEMENT	SANTA CLARITA VALLEY
3247042034	HILLSIDE MANAGEMENT	SANTA CLARITA VALLEY
3247042038	HILLSIDE MANAGEMENT	SANTA CLARITA VALLEY
2865023011	HILLSIDE MANAGEMENT	SANTA CLARITA VALLEY
3247030076	HILLSIDE MANAGEMENT	SANTA CLARITA VALLEY
3247042036	HILLSIDE MANAGEMENT	SANTA CLARITA VALLEY
3247042037	HILLSIDE MANAGEMENT	SANTA CLARITA VALLEY
3247030102	HORSE BARN	SANTA CLARITA VALLEY
2826007021	HOTEL & COMMERCIAL BLDGS IN PROPOSED C3-DP	SANTA CLARITA VALLEY
2865014025	IND BLDG JOBBY/WOOD/METAL/SHOP	SANTA CLARITA VALLEY
2865008019	INDUSTRIAL & OFFICE BLDGS	SANTA CLARITA VALLEY
2865008035	INDUSTRIAL & OFFICE BLDGS	SANTA CLARITA VALLEY
2812012006	SITE GRADING OVER 100,000 CUBIC YARDS	SANTA CLARITA VALLEY
2802002003	SITE GRADING OVER 100,000 CUBIC YARDS	SANTA CLARITA VALLEY
2802002005	SITE GRADING OVER 100,000 CUBIC YARDS	SANTA CLARITA VALLEY
2802002002	SITE GRADING OVER 100,000 CUBIC YARDS	SANTA CLARITA VALLEY
2839001017	SITE GRADING OVER 100,000 CUBIC YARDS	SANTA CLARITA VALLEY
2802003005	PUBLIC PARK, 9 NEIGHBORHOOD PARKS, 25 OPEN SPACE LOTS, 13 DEBRIS BASIN LOTS, 4 WATER	SANTA CLARITA VALLEY
3210015017	INTERIM MANAGEMENT PLAN	SANTA CLARITA VALLEY
3213013026	KEEP HORSES ON PROPERTY	SANTA CLARITA VALLEY
3214022022	LIVE ENTERTAINMENT, RESTAURANT, BAR & 3 SF RES IN	SANTA CLARITA VALLEY
3270016047	LOT TIE AND Y/M	SANTA CLARITA VALLEY
2865002003	METAL BLDG	SANTA CLARITA VALLEY
2865002017	METAL BLDG	SANTA CLARITA VALLEY
3231004039	METAL STORAGE BARN	SANTA CLARITA VALLEY
3213025016	MFG HOME & GARAGE	SANTA CLARITA VALLEY
3214020044	MOBILE HOME	SANTA CLARITA VALLEY
3214003009	MOBILE HOME	SANTA CLARITA VALLEY
3247033032	MOBILE TRAILER DURING CONST	SANTA CLARITA VALLEY
3213006030	MOBILEHOME	SANTA CLARITA VALLEY
2841023056	MOBILEHOME DURING COURSE OF CO	SANTA CLARITA VALLEY
3212017033	MOBILEHOME PARK, 57 MH SPACES & 8 RV SPACES	SANTA CLARITA VALLEY
2865015025	MODEL HOME	SANTA CLARITA VALLEY
2866001001	MODEL HOMES AND TRACT OFFICE	SANTA CLARITA VALLEY
2865010030	MOTEL ON 2.07 AC IN C3	SANTA CLARITA VALLEY

APN	Description of Project	Community Name
2865010031	MOTEL ON 2.07 AC IN C3	SANTA CLARITA VALLEY
2848013014	MOTION PICTURE SETS	SANTA CLARITA VALLEY
2865009022	MULTI F R	SANTA CLARITA VALLEY
3247032015	New 417 square foot single story addition to the existing dwelling	SANTA CLARITA VALLEY
2865002001	NEW SELF-SRVC STORAGE FACILITY	SANTA CLARITA VALLEY
2826127008	New two story additon to the existing front unit and two separate detached two car carports	SANTA CLARITA VALLEY
2865018034	New two story duplex with an attached four car garage	SANTA CLARITA VALLEY
2865018033	New two story duplex with an attached four car garage	SANTA CLARITA VALLEY
2865023006	New two story duplex with an attached four car garage	SANTA CLARITA VALLEY
2848012066	OFFICE BLDG	SANTA CLARITA VALLEY
2865096002	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096003	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096004	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096005	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096006	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096015	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096016	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096017	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096029	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096031	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096032	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096033	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096034	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096030	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096001	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865096014	OIL WELLS IN A1-20K	SANTA CLARITA VALLEY
2865014048	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014047	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014073	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014074	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014075	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014076	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014077	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014078	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014079	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014080	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014081	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014061	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014062	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014063	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014064	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014065	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014066	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014067	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014068	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014069	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014070	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014071	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
2865014072	AND PARKER ROAD IN CASTAIC	SANTA CLARITA VALLEY
3272028070	ONE OAK TREE REMOVAL	SANTA CLARITA VALLEY
3231007041	ON-SITE SALES ALCOHOL	SANTA CLARITA VALLEY
3210007020	PERMIT FOR BEER & WINE & RENEWAL OF CARETAKER'S RE	SANTA CLARITA VALLEY
2848010312	OF 16 TREES AND 2 OAK TREES RESPECTIVELY.	SANTA CLARITA VALLEY
2840004033	PORTABLE GARAGES FOR STORAGE	SANTA CLARITA VALLEY
3272028075	POWER FOR WELLS	SANTA CLARITA VALLEY
2865009025	PREFAB OFFICE & TOOL SHED	SANTA CLARITA VALLEY
3247030105	PRIVATE SCHOOL USE	SANTA CLARITA VALLEY
2812005042	PROPOSED WATER WELL FOR HORSES	SANTA CLARITA VALLEY
3270012055	Proposing a new patio and new swimming pool	SANTA CLARITA VALLEY
2853002006	RADIO STATION & 3 ANTENNA TOWERS	SANTA CLARITA VALLEY
3214039013	SITE	SANTA CLARITA VALLEY
3244083011	RECREATIN RM ADD TO SFR	SANTA CLARITA VALLEY
3271007031	REDUCE SETBACK ON EAST SIDE	SANTA CLARITA VALLEY
3271010007	REDUCED FRT YD	SANTA CLARITA VALLEY
2865015011	RELOCATION PERMIT/EXSTNG HOME	SANTA CLARITA VALLEY
3270007027	REMODEL FLOOR PLAN	SANTA CLARITA VALLEY
2826005902	REMOVE 1 OAK AND TRIM 1 OAK	SANTA CLARITA VALLEY
2826006900	REMOVE 1 OAK AND TRIM 1 OAK	SANTA CLARITA VALLEY
2848009020	OAK TREE REMOVALS AND 5 ENCROACHMENTS TO RELOCATE DRIVEWAY PER DPW	SANTA CLARITA VALLEY
2848010020	OAK TREE REMOVALS AND 5 ENCROACHMENTS TO RELOCATE DRIVEWAY PER DPW	SANTA CLARITA VALLEY
2812009133	re-new wireless telecommunications facility	SANTA CLARITA VALLEY
3214025028	REOPEN CHURCH	SANTA CLARITA VALLEY
2865036046	REQUEST FOR WALL SIGN	SANTA CLARITA VALLEY
3247032040	REQUEST TO CHANGE ZONING FROM R-1 TO RPD-5000-10U.	SANTA CLARITA VALLEY
3231013031	RESIDENCE	SANTA CLARITA VALLEY
3214039033	RESTAURANT	SANTA CLARITA VALLEY
3270021017	RESTAURANT	SANTA CLARITA VALLEY
3270021018	RESTAURANT	SANTA CLARITA VALLEY

APN	Description of Project	Community Name
2865030013	RETAIL, RESTAURANT AND DAY CARE FACILITY	SANTA CLARITA VALLEY
2865030012	RETAIL, RESTAURANT AND DAY CARE FACILITY	SANTA CLARITA VALLEY
3214016016	equestrian related events and community events (i.e. barbeques etc.)	SANTA CLARITA VALLEY
2865016044	RM ADDITION	SANTA CLARITA VALLEY
3244083019	SEA NO. 19; RESIDENTIAL IN AN SEA; PM19899	SANTA CLARITA VALLEY
3244083010	SEA NO. 19; RESIDENTIAL IN AN SEA; PM19899	SANTA CLARITA VALLEY
3244083009	SEA NO. 19; RESIDENTIAL IN AN SEA; PM19899	SANTA CLARITA VALLEY
3213020057	SENIOR CITIZEN RESIDENCE	SANTA CLARITA VALLEY
3213025041	SENIOR CITIZEN RESIDENCE - 1,000 SQ. FT.	SANTA CLARITA VALLEY
2865016038	SETBACK	SANTA CLARITA VALLEY
3213025013	SF MODULAR HOME & GARAGE	SANTA CLARITA VALLEY
3244021011	SFR	SANTA CLARITA VALLEY
3270016036	SFR	SANTA CLARITA VALLEY
3270016020	SFR	SANTA CLARITA VALLEY
3270016016	SFR	SANTA CLARITA VALLEY
3270016053	SFR	SANTA CLARITA VALLEY
3270020009	SFR	SANTA CLARITA VALLEY
3271015044	SFR	SANTA CLARITA VALLEY
3270017047	SFR	SANTA CLARITA VALLEY
2841015048	SFR	SANTA CLARITA VALLEY
3271020056	SFR	SANTA CLARITA VALLEY
3244025025	SFR	SANTA CLARITA VALLEY
3270020002	SFR & YARD MODIFICATION	SANTA CLARITA VALLEY
2813006008	SFR IN RR-1	SANTA CLARITA VALLEY
3247042021	SFR, GARAGE & BARN	SANTA CLARITA VALLEY
2865013097	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013098	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013099	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013100	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013101	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013102	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013103	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013104	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013105	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013119	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013120	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013121	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013122	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013124	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013125	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013126	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013127	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013128	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013129	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013130	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013131	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013132	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013133	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013134	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013135	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013136	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013137	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013138	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013139	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013140	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013152	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013096	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013123	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
2865013153	SHOPPING CENTER IN DP ZONES	SANTA CLARITA VALLEY
3213024017	SINGLE FAMILY RESIDENCE	SANTA CLARITA VALLEY
3270017036	SINGLE FAMILY RESIDENCE	SANTA CLARITA VALLEY
3214016022	SINGLE FAMILY RESIDENCE	SANTA CLARITA VALLEY
3247026038	SINGLE FAMILY RESIDENCE	SANTA CLARITA VALLEY
3247054004	SINGLE FAMILY RESIDENCE	SANTA CLARITA VALLEY
3247042022	SINGLE FAMILY RESIDENCE	SANTA CLARITA VALLEY
2812005044	SINGLE FLY DWELLING	SANTA CLARITA VALLEY
2865015039	STORAGE BLDG	SANTA CLARITA VALLEY
2826009052	SUBSTITUTE NC USE	SANTA CLARITA VALLEY
3210016018	SURFACE MINING	SANTA CLARITA VALLEY
2826023033	TELEPHONE EQUIPMENT STA	SANTA CLARITA VALLEY
2826007017	TELEPHONE REPEATER STATION, COM EQUIP BLDG	SANTA CLARITA VALLEY
3247033031	TEM P MOBILE HOME	SANTA CLARITA VALLEY
3247042019	TEMP 2-BED ROOM TRAILER	SANTA CLARITA VALLEY
3247042004	TEMP MBL HM DURING CNSTRCTN	SANTA CLARITA VALLEY
3231018047	Temporary use permit for June 4, 2005 and July 24, 2005	SANTA CLARITA VALLEY
2865001027	To authorize a WTF disguised as a 60-ft monopalm at an existing church and multi-purpose facility.	SANTA CLARITA VALLEY
2865001005	To authorize a WTF disguised as a 60-ft monopalm at an existing church and multi-purpose facility.	SANTA CLARITA VALLEY
2826009086	the Playa del Rey Zoned District. (Neg Dec)	SANTA CLARITA VALLEY

APN	Description of Project	Community Name
2826025015	classroom, office, and multi-purpose room facilities, and provide 101 parking spaces.	SANTA CLARITA VALLEY
2826023026	GARDENA	SANTA CLARITA VALLEY
3247051020	To create 4 SF lots on 13.17 acres located at 30740 Burlwood Drive in Castaic.	SANTA CLARITA VALLEY
2865036047	TO CREATE TWO COMMERCIAL PARCELS ON 8.79 ACRES. LEASE PROJECT ONLY MAP.	SANTA CLARITA VALLEY
2841015047	TO CREATE TWO SINGLE-FAMILY PARCELS ON 4.93 GROSS ACRES.	SANTA CLARITA VALLEY
2848010905	THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF VIA PRINCESSA AND LOST	SANTA CLARITA VALLEY
2848013017	TO OPERATE AND MAINTAIN MOTION PICTURE SETS	SANTA CLARITA VALLEY
3247032041	2.3 TO RD 3.1	SANTA CLARITA VALLEY
3231006006	2.3 TO RD 3.1	SANTA CLARITA VALLEY
3247032011	2.3 TO RD 3.1	SANTA CLARITA VALLEY
3247032010	2.3 TO RD 3.1	SANTA CLARITA VALLEY
2865002016	TRUCK STORAGE & OFFICE SPACE IN M1-DP	SANTA CLARITA VALLEY
2865011016	UNMANNED TELECOMMUNICATIONS SITE	SANTA CLARITA VALLEY
3231013801	UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY	SANTA CLARITA VALLEY
3212010045	VESTING MINOR LAND DIVISION, 4SF LOTS/20.15 ACRES	SANTA CLARITA VALLEY
3270013004	WIRELESS TELECOM FACILITY W/TRANSMISSION EQUIPMEN	SANTA CLARITA VALLEY
3271010074	YARD MODIFICATION	SANTA CLARITA VALLEY
3270001044	YARD MODIFICATION	SANTA CLARITA VALLEY
2063021035	(TN) 10 SF LOTS, HM	SANTA MONICA MOUNTAINS NORTH AREA
2063021043	(TN) 10 SF LOTS, HM	SANTA MONICA MOUNTAINS NORTH AREA
2063021038	(TN) 10 SF LOTS, HM	SANTA MONICA MOUNTAINS NORTH AREA
2063021041	(TN) 10 SF LOTS, HM	SANTA MONICA MOUNTAINS NORTH AREA
2063021039	(TN) 10 SF LOTS, HM	SANTA MONICA MOUNTAINS NORTH AREA
4462005018	(TN) 15 SF LOTS & 1 REC LOT ON 4.64 AC	SANTA MONICA MOUNTAINS NORTH AREA
2055010901	(TN) 4 SF LOTS ON 811 AC	SANTA MONICA MOUNTAINS NORTH AREA
2052009900	(TN) 4 SF LOTS ON 811 AC	SANTA MONICA MOUNTAINS NORTH AREA
2063016021	1 PRUNING AND 3 ENCROACHMENTS	SANTA MONICA MOUNTAINS NORTH AREA
4462005008	2-CAR GARAGE/SHOP & STORAGE	SANTA MONICA MOUNTAINS NORTH AREA
2063001026	3 OT ENCROACHMENTS	SANTA MONICA MOUNTAINS NORTH AREA
2063002098	3 OT ENCROACHMENTS	SANTA MONICA MOUNTAINS NORTH AREA
4464001021	4 SINGLE FAMILY RESIDENCES IN ZONE R-R-1	SANTA MONICA MOUNTAINS NORTH AREA
4464001022	4 SINGLE FAMILY RESIDENCES IN ZONE R-R-1	SANTA MONICA MOUNTAINS NORTH AREA
4464001911	4 SINGLE FAMILY RESIDENCES IN ZONE R-R-1	SANTA MONICA MOUNTAINS NORTH AREA
4464001023	4 SINGLE FAMILY RESIDENCES IN ZONE R-R-1	SANTA MONICA MOUNTAINS NORTH AREA
2063033041	6' FENCE ON TOP OF 4' RETAININ	SANTA MONICA MOUNTAINS NORTH AREA
4464002003	6' TO 12' WALL	SANTA MONICA MOUNTAINS NORTH AREA
4440005011	9 TREES ENCROACHMENT WITHIN DRIPLINE	SANTA MONICA MOUNTAINS NORTH AREA
2063033040	ADD 3 GARAGE;POOL HOUSE	SANTA MONICA MOUNTAINS NORTH AREA
4441001026	ADD TO SFR & RECREATION ROOM	SANTA MONICA MOUNTAINS NORTH AREA
2063003036	ADD/REMODEL OF SWIMMING POOL	SANTA MONICA MOUNTAINS NORTH AREA
2058001014	ADDITION TO SFR	SANTA MONICA MOUNTAINS NORTH AREA
2063048009	CARETAKER MOBILEHOME	SANTA MONICA MOUNTAINS NORTH AREA
2063048011	CARETAKER MOBILEHOME	SANTA MONICA MOUNTAINS NORTH AREA
2063048006	CARETAKER MOBILEHOME	SANTA MONICA MOUNTAINS NORTH AREA
2063048004	CARETAKER MOBILEHOME	SANTA MONICA MOUNTAINS NORTH AREA
2063048007	CARETAKER MOBILEHOME	SANTA MONICA MOUNTAINS NORTH AREA
2063048008	CARETAKER MOBILEHOME	SANTA MONICA MOUNTAINS NORTH AREA
2063048012	CARETAKER MOBILEHOME	SANTA MONICA MOUNTAINS NORTH AREA
2063048003	CARETAKER MOBILEHOME	SANTA MONICA MOUNTAINS NORTH AREA
2063048002	CARETAKER MOBILEHOME	SANTA MONICA MOUNTAINS NORTH AREA
2063003037	CARETAKER UNIT/USE EXIST MOBILEHOME INTERIM	SANTA MONICA MOUNTAINS NORTH AREA
2063003039	CARETAKER'S RESIDENCE/MOBILEHOME	SANTA MONICA MOUNTAINS NORTH AREA
4441001039	CONST NEW HOUSE AND GARAGE	SANTA MONICA MOUNTAINS NORTH AREA
4441029033	CONT TRAILER COURT	SANTA MONICA MOUNTAINS NORTH AREA
4436005010	CONTINUE PRIVATE SCHOOL,SUMMER CAMP, PICNIC AREA	SANTA MONICA MOUNTAINS NORTH AREA
4436005004	CONTINUE PRIVATE SCHOOL,SUMMER CAMP, PICNIC AREA	SANTA MONICA MOUNTAINS NORTH AREA
4438002012	DAYCARE CENTER FOR 40 CHILDREN IN R1-10K	SANTA MONICA MOUNTAINS NORTH AREA
2063003020	DEV OF EQUESTRIAN FACILITY	SANTA MONICA MOUNTAINS NORTH AREA
2063002088	ELECT IMPROVEMENT/CAMPGROUND	SANTA MONICA MOUNTAINS NORTH AREA
2063001019	ENCROACHMENT WITHIN PROTECTED ZONES OF 9 OAK TREES	SANTA MONICA MOUNTAINS NORTH AREA
4441001038	GARAGE CONV. & NEW GARAGE	SANTA MONICA MOUNTAINS NORTH AREA
2058001007	GRADING & SFR	SANTA MONICA MOUNTAINS NORTH AREA
2063001016	GRADING 35000 CY	SANTA MONICA MOUNTAINS NORTH AREA
2063014032	HILLSIDE	SANTA MONICA MOUNTAINS NORTH AREA
2063003013	HILLSIDE MANAGEMENT	SANTA MONICA MOUNTAINS NORTH AREA
2063015017	HORSE CORRAL IN SIDEYD	SANTA MONICA MOUNTAINS NORTH AREA
2063016022	INSTALLATION OF WIRELESS TELECOMMUNICATIONS	SANTA MONICA MOUNTAINS NORTH AREA
2063019037	LAB IN RESIDENTIAL ZONE	SANTA MONICA MOUNTAINS NORTH AREA
2049019059	LESS THAN REQD PKG FOR MINI STORAGE IN M1	SANTA MONICA MOUNTAINS NORTH AREA
2063019049	New 417 square foot single story addition to the existing dwelling	SANTA MONICA MOUNTAINS NORTH AREA
2063019048	New 417 square foot single story addition to the existing dwelling	SANTA MONICA MOUNTAINS NORTH AREA
2063019045	NEW SFR	SANTA MONICA MOUNTAINS NORTH AREA
4441001054	OAK TREE PERMIT - HOUSE & GARAGE	SANTA MONICA MOUNTAINS NORTH AREA
2058007038	OFC BLDG	SANTA MONICA MOUNTAINS NORTH AREA
2058010006	ONE OAK ENCROACHMENT	SANTA MONICA MOUNTAINS NORTH AREA
4464002049	ONE OAK TREE ENCROACHMENT	SANTA MONICA MOUNTAINS NORTH AREA
2063021045	ONE OAK TREE ENCROACHMENT	SANTA MONICA MOUNTAINS NORTH AREA
4455029021	PATIO	SANTA MONICA MOUNTAINS NORTH AREA

APN	Description of Project	Community Name
2063001021	PRIVATE FAMILY MEMBERSHIP CLUB	SANTA MONICA MOUNTAINS NORTH AREA
2063001025	PRIVATE FAMILY MEMBERSHIP CLUB	SANTA MONICA MOUNTAINS NORTH AREA
2063002097	PRIVATE FAMILY MEMBERSHIP CLUB	SANTA MONICA MOUNTAINS NORTH AREA
4462004025	car carport tandem	SANTA MONICA MOUNTAINS NORTH AREA
4436006011	REMODEL & ADD TO SLR	SANTA MONICA MOUNTAINS NORTH AREA
2063002093	REMOVAL OF OAK TREE	SANTA MONICA MOUNTAINS NORTH AREA
4464023031	REMOVE 1 OAK TREE	SANTA MONICA MOUNTAINS NORTH AREA
4464023030	REMOVE 1 OAK TREE	SANTA MONICA MOUNTAINS NORTH AREA
4455028086	REMOVE FIVE (5) OAK TREES FOR S.F.R.	SANTA MONICA MOUNTAINS NORTH AREA
2063016015	RENOVATE & ADDITION TO SFR	SANTA MONICA MOUNTAINS NORTH AREA
2063001023	RETROACTIVE PERMIT FOR PRUNING OF 22 OAK TREES	SANTA MONICA MOUNTAINS NORTH AREA
4434022007	RM ADD	SANTA MONICA MOUNTAINS NORTH AREA
2058003011	S.F.R., GARAGE, PATIO, POOL	SANTA MONICA MOUNTAINS NORTH AREA
2058024006	SF RESID IN RR-1	SANTA MONICA MOUNTAINS NORTH AREA
2058024008	SF RESID IN RR-1	SANTA MONICA MOUNTAINS NORTH AREA
2058024007	SF RESID IN RR-1	SANTA MONICA MOUNTAINS NORTH AREA
2058024010	SF RESID IN RR-1	SANTA MONICA MOUNTAINS NORTH AREA
2058024011	SF RESID IN RR-1	SANTA MONICA MOUNTAINS NORTH AREA
2058002064	SFR	SANTA MONICA MOUNTAINS NORTH AREA
4434023003	SFR	SANTA MONICA MOUNTAINS NORTH AREA
4440005003	SFR & GUEST HOUSE	SANTA MONICA MOUNTAINS NORTH AREA
4464001903	SFR IN RR-1	SANTA MONICA MOUNTAINS NORTH AREA
2063003030	SINGLE FAMILY & EQUESTRIAN CARETAKER QUARTERS	SANTA MONICA MOUNTAINS NORTH AREA
2063006022	RESIDENTIAL PLANNED DEVELOPMENT AND GRADING WITHIN THE SANTA MONICA MOUNTAINS NORTH	SANTA MONICA MOUNTAINS NORTH AREA
4436006010	To legalize an existing dog kennel	SANTA MONICA MOUNTAINS NORTH AREA
2063036001	WIRELESS TELECOMMUNICATIONS INSTALLATION	SANTA MONICA MOUNTAINS NORTH AREA
8730004006	EXPAND CHURCH & SCHOOL FACILITIES	SOUTH SAN JOSE HILLS
8725005906	New two story duplex with an attached four car garage	SOUTH SAN JOSE HILLS
8730004032	TELECOMMUNICATION FACILITY WITH A 60' MONOPOLE	SOUTH SAN JOSE HILLS
8741001044	TANDEM PARKING	VALINDA
7350001131	ANTENNA ATOP 60' MONOPOLE ON 0.03 AC IN M1.5	WEST CARSON
7409003035	CARNIVAL ON 7/29-7/31/05	WEST CARSON
7348001001	SIGN	WEST CARSON
7409003036	SIGN	WEST CARSON
8178021046	(TN) 13 SF LOTS/2.13 AC	WEST WHITTIER - LOS NIETOS
8174015011	2 UNIT	WEST WHITTIER - LOS NIETOS
8174015006	ADD CAR PORT & LEGALIZE UNIT	WEST WHITTIER - LOS NIETOS
8173023007	ADD TO COMM/INDUSTRIAL DEV	WEST WHITTIER - LOS NIETOS
8174014035	ADDITION TO EXISTING SINGLE FA	WEST WHITTIER - LOS NIETOS
8130028069	AUTO CENTER POLE SIGN WITH ELECTRONIC READERBOARD	WEST WHITTIER - LOS NIETOS
8176018014	CARPORT & GARAGE MODIFICATION	WEST WHITTIER - LOS NIETOS
8130019030	CELLULAR TELE ON 0.23 AC IN C3-BE	WEST WHITTIER - LOS NIETOS
8177019905	CELLULAR TELEPHONE ON EXISTING 90' TOWER	WEST WHITTIER - LOS NIETOS
8177026049	CONSTRUCTION OF ARCO SERVICE STATION/AM-PM MARKET	WEST WHITTIER - LOS NIETOS
8178019046	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019047	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019048	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019049	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019050	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019052	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019053	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019054	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019055	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019056	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019059	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178021055	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178021056	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178021057	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019058	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019057	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178019051	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178021058	DENSITY BONUS FOR LOW/MODERATE INCOME HOUSING	WEST WHITTIER - LOS NIETOS
8178021026	GUEST HOUSE	WEST WHITTIER - LOS NIETOS
8176012001	IRON FENCE	WEST WHITTIER - LOS NIETOS
8177001009	PLANT NURSERY	WEST WHITTIER - LOS NIETOS
8174012018	San Gabriel Community Standards District	WEST WHITTIER - LOS NIETOS
8174027034	Proposing a new retaining wall not to exceed 6' in height	WEST WHITTIER - LOS NIETOS
8176016028	Proposing a single story addition to an existing fourplex	WEST WHITTIER - LOS NIETOS
8176016027	Proposing a single story addition to an existing fourplex	WEST WHITTIER - LOS NIETOS
8130023018	REAR YD SETBACKS	WEST WHITTIER - LOS NIETOS
8171002033	RESTAURANT	WEST WHITTIER - LOS NIETOS
8177018031	RETAIL STRIP CENTER WITH POSSIBLE FOOD USE	WEST WHITTIER - LOS NIETOS
8173023023	SELF STORAGE WITH BUS. OFFICE/CARETAKER'S APT.	WEST WHITTIER - LOS NIETOS
8176001804	WIRELESS FACILITY ON EXISTING SCE LATTICE TOWER located at the end of Choisser St.	WEST WHITTIER - LOS NIETOS
6154017037	1-STORY SFR, GARAGE & CARPORT	WILLOWBROOK
6154020023	AUTO DISMANTLING AND PARTS SALES ON 0.97 AC IN M1	WILLOWBROOK
6155033016	CONT'D. USE OF MARKET W/OFF-SITE ALCOHOL IN R-2	WILLOWBROOK
6155033017	CONT'D. USE OF MARKET W/OFF-SITE ALCOHOL IN R-2	WILLOWBROOK

APN	Description of Project	Community Name
6154017030	PROPOSED 1-STORY RES.	WILLOWBROOK
6155032030	REAR YD SETBACKS	WILLOWBROOK
6155032031	SETBACKS	WILLOWBROOK
6154012048	SFR & 2-CAR DETACHED GARAGE	WILLOWBROOK
6154013042	SINGLE FAMILY RES.	WILLOWBROOK
6154013043	SINGLE FAMILY RES.	WILLOWBROOK
6154015017	Yard Mod. SFR with 2 car garage.	WILLOWBROOK

Table H.4: Existing Development in Flood Hazard Zones

APN	Assessor Use Code - Type	Community Name
5830002001	Residential - Single	ALTADENA
5830002002	Residential - Single	ALTADENA
5830002003	Residential - Single	ALTADENA
5830002004	Residential - Single	ALTADENA
5830002005	Residential - Single	ALTADENA
5830002006	Residential - Single	ALTADENA
5830002007	Residential - Single	ALTADENA
5830002008	Residential - Single	ALTADENA
5830002009	Residential - Single	ALTADENA
5830002010	Residential - Single	ALTADENA
5830002012	Residential - Single	ALTADENA
5830002013	Residential - Single	ALTADENA
5830002014	Residential - Single	ALTADENA
5830002015	Residential - Single	ALTADENA
5830002016	Residential - Single	ALTADENA
5830002017	Residential - Single	ALTADENA
5830002018	Residential - Single	ALTADENA
5830002019	Residential - Single	ALTADENA
5830002020	Residential - Single	ALTADENA
3103009027	Commercial - Store	ANTELOPE VALLEY
3227004019	Residential - Single	ANTELOPE VALLEY
3228008008	Residential - Single	ANTELOPE VALLEY
3228015030	Residential - Single	ANTELOPE VALLEY
3234015038	Residential - Single	ANTELOPE VALLEY
3101017014	Commercial - Store	ANTELOPE VALLEY
2846009014	Residential - Single	ANTELOPE VALLEY
2846009015	Residential - Single	ANTELOPE VALLEY
2846009017	Residential - Single	ANTELOPE VALLEY
2846009018	Residential - Single	ANTELOPE VALLEY
2846009055	Residential - Single	ANTELOPE VALLEY
2846015014	Residential - Single	ANTELOPE VALLEY
2846015015	Residential - Single	ANTELOPE VALLEY
2846015018	Residential - Single	ANTELOPE VALLEY
2846015023	Residential - Single	ANTELOPE VALLEY
2846016014	Residential - Single	ANTELOPE VALLEY
2846019012	Residential - Single	ANTELOPE VALLEY
2846019013	Residential - Single	ANTELOPE VALLEY
2846019014	Residential - Single	ANTELOPE VALLEY
2846019015	Residential - Single	ANTELOPE VALLEY
3001010002	Residential - Single	ANTELOPE VALLEY
3022005900	Government Owned Property	ANTELOPE VALLEY
3022006270	Government Owned Property	ANTELOPE VALLEY
3022006273	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	ANTELOPE VALLEY
3022006274	Government Owned Property	ANTELOPE VALLEY
3022006906	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3022006907	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3022007287	Industrial - Heavy Manufacturing	ANTELOPE VALLEY
3022007900	Government Owned Property	ANTELOPE VALLEY
3022008272	Recreational - Golf Courses	ANTELOPE VALLEY
3022008900	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3022012270	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	ANTELOPE VALLEY
3022012271	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	ANTELOPE VALLEY
3022012919	Government Owned Property	ANTELOPE VALLEY
3022022901	Industrial - Industrial	ANTELOPE VALLEY
3025007292	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3025009287	Industrial - Industrial	ANTELOPE VALLEY
3025024900	Government Owned Property	ANTELOPE VALLEY
3025025291	Recreational - Club, Lodge Hall, Fraternal Organization	ANTELOPE VALLEY
3025043901	Government Owned Property	ANTELOPE VALLEY
3025051271	Government Owned Property	ANTELOPE VALLEY
3025053271	Government Owned Property	ANTELOPE VALLEY
3025053273	Government Owned Property	ANTELOPE VALLEY
3025053278	Government Owned Property	ANTELOPE VALLEY
3025053282	Government Owned Property	ANTELOPE VALLEY
3027010013	Residential - Manufactured Home Park	ANTELOPE VALLEY
3027010017	Residential - Single	ANTELOPE VALLEY
3027010020	Residential - Single	ANTELOPE VALLEY
3027010023	Residential - Single	ANTELOPE VALLEY
3027010027	Institutional - Cemetery, Mausoleum, Mortuary	ANTELOPE VALLEY
3027010028	Residential - Single	ANTELOPE VALLEY
3027010031	Residential - Single	ANTELOPE VALLEY
3027010032	Residential - Single	ANTELOPE VALLEY
3027010034	Residential - Single	ANTELOPE VALLEY
3027010038	Residential - Single	ANTELOPE VALLEY
3027011002	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3027011005	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3027011006	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3027011007	Residential - Single	ANTELOPE VALLEY
3027011008	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3027011009	Residential - Single	ANTELOPE VALLEY
3027011010	Residential - Single	ANTELOPE VALLEY
3027011011	Residential - Single	ANTELOPE VALLEY
3027011022	Residential - Single	ANTELOPE VALLEY
3027011023	Residential - Single	ANTELOPE VALLEY
3027011026	Residential - Single	ANTELOPE VALLEY
3027011027	Residential - Single	ANTELOPE VALLEY
3027011028	Residential - Single	ANTELOPE VALLEY
3027011029	Residential - Single	ANTELOPE VALLEY
3027011030	Residential - Single	ANTELOPE VALLEY
3027013028	Institutional - Homes for Aged & Others	ANTELOPE VALLEY
3027013029	Residential - Single	ANTELOPE VALLEY
3027013039	Recreational - Club, Lodge Hall, Fraternal Organization	ANTELOPE VALLEY
3027013046	Residential - Single	ANTELOPE VALLEY
3027013047	Residential - Single	ANTELOPE VALLEY
3027014016	Commercial - Commercial	ANTELOPE VALLEY
3027014021	Commercial - Commercial	ANTELOPE VALLEY
3027015002	Residential - Single	ANTELOPE VALLEY
3027015016	Residential - Single	ANTELOPE VALLEY
3027015028	Residential - Single	ANTELOPE VALLEY
3027015029	Residential - Single	ANTELOPE VALLEY
3027015034	Commercial - Commercial	ANTELOPE VALLEY
3027015037	Residential - Single	ANTELOPE VALLEY
3027015040	Residential - Single	ANTELOPE VALLEY
3027016004	Residential - Single	ANTELOPE VALLEY
3027016005	Residential - Single	ANTELOPE VALLEY
3027016006	Residential - Single	ANTELOPE VALLEY
3027016007	Residential - Single	ANTELOPE VALLEY
3027016008	Residential - Single	ANTELOPE VALLEY
3027016009	Residential - Single	ANTELOPE VALLEY
3027016010	Residential - Single	ANTELOPE VALLEY
3027016011	Residential - Single	ANTELOPE VALLEY
3027016012	Residential - Single	ANTELOPE VALLEY
3027016013	Residential - Single	ANTELOPE VALLEY
3027016014	Residential - Single	ANTELOPE VALLEY
3027016015	Residential - Single	ANTELOPE VALLEY
3027016016	Residential - Single	ANTELOPE VALLEY
3027016017	Residential - Manufactured Homes	ANTELOPE VALLEY
3027016019	Residential - Single	ANTELOPE VALLEY
3027016020	Residential - Single	ANTELOPE VALLEY
3027016021	Residential - Single	ANTELOPE VALLEY
3027016022	Residential - Single	ANTELOPE VALLEY
3027016023	Residential - Single	ANTELOPE VALLEY
3027016024	Residential - Single	ANTELOPE VALLEY
3027016025	Residential - Single	ANTELOPE VALLEY
3027016026	Residential - Single	ANTELOPE VALLEY
3027016027	Residential - Single	ANTELOPE VALLEY
3027016028	Residential - Single	ANTELOPE VALLEY
3027016029	Residential - Single	ANTELOPE VALLEY
3027017017	Residential - Single	ANTELOPE VALLEY
3027017018	Residential - Single	ANTELOPE VALLEY
3027017019	Residential - Single	ANTELOPE VALLEY
3027017020	Institutional - Homes for Aged & Others	ANTELOPE VALLEY
3027017021	Residential - Single	ANTELOPE VALLEY
3027017022	Residential - Single	ANTELOPE VALLEY
3027017023	Residential - Single	ANTELOPE VALLEY
3027017024	Residential - Single	ANTELOPE VALLEY
3027017025	Residential - Single	ANTELOPE VALLEY
3027017026	Residential - Single	ANTELOPE VALLEY
3027017027	Residential - Single	ANTELOPE VALLEY
3027017028	Residential - Single	ANTELOPE VALLEY
3027017029	Residential - Single	ANTELOPE VALLEY
3027017030	Residential - Single	ANTELOPE VALLEY
3027017031	Residential - Single	ANTELOPE VALLEY
3027017032	Residential - Single	ANTELOPE VALLEY
3027017033	Residential - Single	ANTELOPE VALLEY
3027017036	Residential - Single	ANTELOPE VALLEY
3027017038	Residential - Single	ANTELOPE VALLEY
3027017039	Residential - Single	ANTELOPE VALLEY
3027017040	Residential - Single	ANTELOPE VALLEY
3027017041	Residential - Single	ANTELOPE VALLEY
3027017042	Residential - Single	ANTELOPE VALLEY
3027017043	Residential - Single	ANTELOPE VALLEY
3027017044	Residential - Single	ANTELOPE VALLEY
3027017045	Residential - Single	ANTELOPE VALLEY
3027017047	Residential - Single	ANTELOPE VALLEY
3027018001	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3027018002	Residential - Single	ANTELOPE VALLEY
3027018003	Residential - Single	ANTELOPE VALLEY
3027018004	Residential - Single	ANTELOPE VALLEY
3027018007	Residential - Single	ANTELOPE VALLEY
3027018008	Residential - Single	ANTELOPE VALLEY
3027018010	Residential - Single	ANTELOPE VALLEY
3027018012	Residential - Single	ANTELOPE VALLEY
3027018013	Residential - Manufactured Homes	ANTELOPE VALLEY
3027018014	Residential - Single	ANTELOPE VALLEY
3027018015	Residential - Single	ANTELOPE VALLEY
3027018016	Residential - Single	ANTELOPE VALLEY
3027018018	Residential - Single	ANTELOPE VALLEY
3027018019	Residential - Single	ANTELOPE VALLEY
3027018035	Residential - Single	ANTELOPE VALLEY
3027018036	Residential - Single	ANTELOPE VALLEY
3027018037	Residential - Single	ANTELOPE VALLEY
3027018038	Residential - Single	ANTELOPE VALLEY
3027018039	Residential - Single	ANTELOPE VALLEY
3027018041	Residential - Single	ANTELOPE VALLEY
3027018042	Residential - Single	ANTELOPE VALLEY
3027018043	Residential - Single	ANTELOPE VALLEY
3027018044	Residential - Single	ANTELOPE VALLEY
3027018046	Residential - Single	ANTELOPE VALLEY
3027018048	Residential - Single	ANTELOPE VALLEY
3027018050	Residential - Single	ANTELOPE VALLEY
3027019021	Residential - Single	ANTELOPE VALLEY
3027019022	Residential - Single	ANTELOPE VALLEY
3027019024	Residential - Single	ANTELOPE VALLEY
3027019026	Residential - Single	ANTELOPE VALLEY
3027019027	Residential - Single	ANTELOPE VALLEY
3027019028	Residential - Single	ANTELOPE VALLEY
3027019029	Residential - Single	ANTELOPE VALLEY
3027019030	Residential - Single	ANTELOPE VALLEY
3027019032	Residential - Manufactured Homes	ANTELOPE VALLEY
3027019034	Residential - Single	ANTELOPE VALLEY
3027019036	Residential - Single	ANTELOPE VALLEY
3027019037	Residential - Single	ANTELOPE VALLEY
3027019038	Residential - Single	ANTELOPE VALLEY
3027019039	Residential - Single	ANTELOPE VALLEY
3027020059	Residential - Single	ANTELOPE VALLEY
3027027002	Residential - Single	ANTELOPE VALLEY
3027027020	Residential - Single	ANTELOPE VALLEY
3027027021	Residential - Single	ANTELOPE VALLEY
3027027023	Residential - Manufactured Homes	ANTELOPE VALLEY
3027027030	Residential - Single	ANTELOPE VALLEY
3027027031	Residential - Single	ANTELOPE VALLEY
3027027037	Residential - Single	ANTELOPE VALLEY
3027027053	Residential - Single	ANTELOPE VALLEY
3027027054	Residential - Single	ANTELOPE VALLEY
3027027060	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3027027064	Residential - Single	ANTELOPE VALLEY
3029010009	Dry Farm - Desert	ANTELOPE VALLEY
3029017007	Residential - Single	ANTELOPE VALLEY
3029017047	Residential - Single	ANTELOPE VALLEY
3029018001	Residential - Single	ANTELOPE VALLEY
3029018014	Residential - Single	ANTELOPE VALLEY
3029018019	Residential - Single	ANTELOPE VALLEY
3029018033	Residential - Single	ANTELOPE VALLEY
3036005021	Residential - Single	ANTELOPE VALLEY
3036005022	Residential - Single	ANTELOPE VALLEY
3036011006	Residential - Single	ANTELOPE VALLEY
3036011031	Residential - Single	ANTELOPE VALLEY
3036013016	Residential - Manufactured Homes	ANTELOPE VALLEY
3036013034	Residential - Single	ANTELOPE VALLEY
3036013037	Residential - Single	ANTELOPE VALLEY
3036014012	Residential - Manufactured Homes	ANTELOPE VALLEY
3036014013	Residential - Manufactured Homes	ANTELOPE VALLEY
3036014017	Residential - Single	ANTELOPE VALLEY
3036014039	Residential - Single	ANTELOPE VALLEY
3036015009	Residential - Single	ANTELOPE VALLEY
3036015012	Residential - Single	ANTELOPE VALLEY
3036015024	Residential - Single	ANTELOPE VALLEY
3037008010	Residential - Single	ANTELOPE VALLEY
3037008022	Residential - Single	ANTELOPE VALLEY
3037008024	Commercial - Hotel and Motel	ANTELOPE VALLEY
3037012002	Residential - Single	ANTELOPE VALLEY
3037012003	Residential - Manufactured Homes	ANTELOPE VALLEY
3037012007	Residential - Single	ANTELOPE VALLEY
3037012008	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3037012009	Residential - Manufactured Homes	ANTELOPE VALLEY
3037012010	Residential - Single	ANTELOPE VALLEY
3037012011	Residential - Single	ANTELOPE VALLEY
3037012012	Residential - Single	ANTELOPE VALLEY
3037013007	Residential - Single	ANTELOPE VALLEY
3037013009	Residential - Single	ANTELOPE VALLEY
3037014043	Residential - Single	ANTELOPE VALLEY
3037016010	Residential - Single	ANTELOPE VALLEY
3037016019	Residential - Single	ANTELOPE VALLEY
3037016026	Residential - Single	ANTELOPE VALLEY
3037019004	Residential - Single	ANTELOPE VALLEY
3037019005	Residential - Single	ANTELOPE VALLEY
3037026003	Residential - Single	ANTELOPE VALLEY
3037026004	Residential - Single	ANTELOPE VALLEY
3037026007	Residential - Single	ANTELOPE VALLEY
3037026015	Residential - Single	ANTELOPE VALLEY
3037026016	Residential - Single	ANTELOPE VALLEY
3037026035	Residential - Single	ANTELOPE VALLEY
3038002009	Irrigated Farm - Private Rural Pumping Plant	ANTELOPE VALLEY
3038002011	Dry Farm - Desert	ANTELOPE VALLEY
3038002012	Dry Farm - Desert	ANTELOPE VALLEY
3038002024	Commercial - Store	ANTELOPE VALLEY
3038002030	Residential - Manufactured Home Park	ANTELOPE VALLEY
3038002035	Residential - Single	ANTELOPE VALLEY
3038002036	Residential - Single	ANTELOPE VALLEY
3038002037	Residential - Single	ANTELOPE VALLEY
3038003008	Dry Farm - Desert	ANTELOPE VALLEY
3038004009	Industrial - Industrial	ANTELOPE VALLEY
3038004010	Dry Farm - Desert	ANTELOPE VALLEY
3038007001	Commercial - Store	ANTELOPE VALLEY
3038007003	Commercial - Store	ANTELOPE VALLEY
3038007004	Residential - Single	ANTELOPE VALLEY
3038007005	Residential - Single	ANTELOPE VALLEY
3038008011	Recreational - Club, Lodge Hall, Fraternal Organization	ANTELOPE VALLEY
3038009005	Residential - Manufactured Homes	ANTELOPE VALLEY
3038011002	Residential - Single	ANTELOPE VALLEY
3038011003	Residential - Single	ANTELOPE VALLEY
3038011004	Residential - Single	ANTELOPE VALLEY
3038011005	Residential - Single	ANTELOPE VALLEY
3038011006	Residential - Single	ANTELOPE VALLEY
3038011007	Residential - Single	ANTELOPE VALLEY
3038011008	Residential - Single	ANTELOPE VALLEY
3038011009	Residential - Single	ANTELOPE VALLEY
3038011010	Residential - Single	ANTELOPE VALLEY
3038011016	Residential - Manufactured Homes	ANTELOPE VALLEY
3038011017	Residential - Single	ANTELOPE VALLEY
3038011018	Residential - Single	ANTELOPE VALLEY
3038011020	Residential - Single	ANTELOPE VALLEY
3038011021	Residential - Single	ANTELOPE VALLEY
3038011022	Residential - Single	ANTELOPE VALLEY
3038011023	Residential - Single	ANTELOPE VALLEY
3038011024	Residential - Single	ANTELOPE VALLEY
3038011025	Residential - Single	ANTELOPE VALLEY
3038011026	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3038011028	Residential - Single	ANTELOPE VALLEY
3038011029	Residential - Single	ANTELOPE VALLEY
3038012002	Residential - Single	ANTELOPE VALLEY
3038012003	Residential - Single	ANTELOPE VALLEY
3038012004	Residential - Single	ANTELOPE VALLEY
3038012005	Residential - Single	ANTELOPE VALLEY
3038012006	Residential - Single	ANTELOPE VALLEY
3038012007	Residential - Single	ANTELOPE VALLEY
3038012008	Residential - Single	ANTELOPE VALLEY
3038012012	Residential - Single	ANTELOPE VALLEY
3038012013	Residential - Single	ANTELOPE VALLEY
3038012014	Residential - Single	ANTELOPE VALLEY
3038012015	Residential - Single	ANTELOPE VALLEY
3038012016	Residential - Single	ANTELOPE VALLEY
3038012017	Residential - Single	ANTELOPE VALLEY
3038012018	Residential - Single	ANTELOPE VALLEY
3038012019	Residential - Single	ANTELOPE VALLEY
3038012020	Residential - Single	ANTELOPE VALLEY
3038012021	Residential - Single	ANTELOPE VALLEY
3038013007	Residential - Single	ANTELOPE VALLEY
3038013008	Residential - Single	ANTELOPE VALLEY
3038013009	Residential - Single	ANTELOPE VALLEY
3038013010	Residential - Single	ANTELOPE VALLEY
3038013011	Residential - Single	ANTELOPE VALLEY
3038013015	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3038013016	Residential - Manufactured Homes	ANTELOPE VALLEY
3038014011	Commercial - Commercial	ANTELOPE VALLEY
3038014012	Residential - Manufactured Home Park	ANTELOPE VALLEY
3038014013	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3038014014	Residential - Single	ANTELOPE VALLEY
3038014017	Residential - Single	ANTELOPE VALLEY
3038030006	Residential - Single	ANTELOPE VALLEY
3038030024	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3038030025	Residential - Single	ANTELOPE VALLEY
3038030043	Residential - Single	ANTELOPE VALLEY
3038030044	Residential - Single	ANTELOPE VALLEY
3038030049	Residential - Manufactured Homes	ANTELOPE VALLEY
3038030051	Residential - Manufactured Homes	ANTELOPE VALLEY
3038030904		ANTELOPE VALLEY
3038030905		ANTELOPE VALLEY
3039003038	Dry Farm - Desert	ANTELOPE VALLEY
3039019056	Residential - Single	ANTELOPE VALLEY
3039020032	Dry Farm - Desert	ANTELOPE VALLEY
3039031001	Residential - Single	ANTELOPE VALLEY
3039031005	Residential - Single	ANTELOPE VALLEY
3039031007	Residential - Single	ANTELOPE VALLEY
3039031009	Residential - Single	ANTELOPE VALLEY
3039031011	Residential - Single	ANTELOPE VALLEY
3039031012	Residential - Single	ANTELOPE VALLEY
3039031013	Residential - Single	ANTELOPE VALLEY
3039031016	Residential - Single	ANTELOPE VALLEY
3039031018	Residential - Single	ANTELOPE VALLEY
3039031020	Residential - Single	ANTELOPE VALLEY
3039031021	Residential - Single	ANTELOPE VALLEY
3039031022	Residential - Single	ANTELOPE VALLEY
3039031024	Residential - Single	ANTELOPE VALLEY
3039031025	Residential - Single	ANTELOPE VALLEY
3039032005	Residential - Single	ANTELOPE VALLEY
3039032012	Residential - Single	ANTELOPE VALLEY
3039032013	Residential - Single	ANTELOPE VALLEY
3039032014	Residential - Single	ANTELOPE VALLEY
3039032015	Residential - Single	ANTELOPE VALLEY
3039032020	Residential - Single	ANTELOPE VALLEY
3040001005	Residential - Single	ANTELOPE VALLEY
3040001035	Residential - Single	ANTELOPE VALLEY
3040001044	Residential - Single	ANTELOPE VALLEY
3040001045	Residential - Manufactured Homes	ANTELOPE VALLEY
3040001046	Residential - Single	ANTELOPE VALLEY
3040002008	Residential - Single	ANTELOPE VALLEY
3040002009	Residential - Single	ANTELOPE VALLEY
3040002014	Residential - Single	ANTELOPE VALLEY
3040007001	Residential - Single	ANTELOPE VALLEY
3040007004	Residential - Single	ANTELOPE VALLEY
3040007015	Residential - Single	ANTELOPE VALLEY
3040007042	Residential - Single	ANTELOPE VALLEY
3040008009	Residential - Single	ANTELOPE VALLEY
3040008012	Residential - Single	ANTELOPE VALLEY
3040008015	Residential - Single	ANTELOPE VALLEY
3040009013	Residential - Single	ANTELOPE VALLEY
3040009014	Residential - Single	ANTELOPE VALLEY
3040009021	Residential - Single	ANTELOPE VALLEY
3040009022	Residential - Single	ANTELOPE VALLEY
3040009023	Residential - Single	ANTELOPE VALLEY
3040009029	Residential - Single	ANTELOPE VALLEY
3040010006	Residential - Single	ANTELOPE VALLEY
3040010028	Residential - Single	ANTELOPE VALLEY
3040010032	Residential - Single	ANTELOPE VALLEY
3040010040	Residential - Single	ANTELOPE VALLEY
3040010043	Residential - Single	ANTELOPE VALLEY
3040010047	Residential - Single	ANTELOPE VALLEY
3040010048	Residential - Single	ANTELOPE VALLEY
3040015009	Residential - Single	ANTELOPE VALLEY
3040015014	Residential - Single	ANTELOPE VALLEY
3040015016	Residential - Single	ANTELOPE VALLEY
3040015024	Residential - Single	ANTELOPE VALLEY
3040015034	Residential - Single	ANTELOPE VALLEY
3040015035	Residential - Single	ANTELOPE VALLEY
3040015039	Residential - Single	ANTELOPE VALLEY
3040015042	Government Owned Property	ANTELOPE VALLEY
3040015045	Government Owned Property	ANTELOPE VALLEY
3040015046	Government Owned Property	ANTELOPE VALLEY
3040019002	Residential - Single	ANTELOPE VALLEY
3040019003	Residential - Single	ANTELOPE VALLEY
3040021026	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3042019007	Residential - Single	ANTELOPE VALLEY
3042019008	Residential - Single	ANTELOPE VALLEY
3042019011	Residential - Single	ANTELOPE VALLEY
3042019012	Residential - Single	ANTELOPE VALLEY
3042019014	Institutional - Church	ANTELOPE VALLEY
3042019015	Residential - Single	ANTELOPE VALLEY
3042019016	Residential - Single	ANTELOPE VALLEY
3042019018	Residential - Single	ANTELOPE VALLEY
3042019019	Residential - Single	ANTELOPE VALLEY
3042019020	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3042019021	Residential - Single	ANTELOPE VALLEY
3042019022	Residential - Single	ANTELOPE VALLEY
3042019023	Residential - Single	ANTELOPE VALLEY
3042020011	Industrial - Industrial	ANTELOPE VALLEY
3042020012	Industrial - Industrial	ANTELOPE VALLEY
3042022020	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3042024025	Residential - Single	ANTELOPE VALLEY
3042024027	Residential - Single	ANTELOPE VALLEY
3042025001	Residential - Single	ANTELOPE VALLEY
3042025002	Residential - Single	ANTELOPE VALLEY
3042025003	Residential - Single	ANTELOPE VALLEY
3042025004	Residential - Single	ANTELOPE VALLEY
3042025005	Residential - Single	ANTELOPE VALLEY
3042025006	Residential - Single	ANTELOPE VALLEY
3042025007	Residential - Single	ANTELOPE VALLEY
3042025008	Residential - Single	ANTELOPE VALLEY
3042025009	Residential - Single	ANTELOPE VALLEY
3042025010	Residential - Single	ANTELOPE VALLEY
3042025011	Residential - Single	ANTELOPE VALLEY
3042025012	Residential - Single	ANTELOPE VALLEY
3042025013	Residential - Single	ANTELOPE VALLEY
3042025014	Residential - Single	ANTELOPE VALLEY
3042025015	Residential - Single	ANTELOPE VALLEY
3042025016	Residential - Single	ANTELOPE VALLEY
3042025017	Residential - Single	ANTELOPE VALLEY
3042025018	Residential - Single	ANTELOPE VALLEY
3042025019	Residential - Single	ANTELOPE VALLEY
3042025021	Residential - Single	ANTELOPE VALLEY
3042025022	Residential - Single	ANTELOPE VALLEY
3042025023	Residential - Single	ANTELOPE VALLEY
3042025024	Residential - Single	ANTELOPE VALLEY
3042025025	Residential - Single	ANTELOPE VALLEY
3042025026	Residential - Single	ANTELOPE VALLEY
3042025027	Residential - Single	ANTELOPE VALLEY
3042025028	Residential - Single	ANTELOPE VALLEY
3042025029	Residential - Single	ANTELOPE VALLEY
3042025030	Residential - Single	ANTELOPE VALLEY
3042025031	Residential - Single	ANTELOPE VALLEY
3042025032	Residential - Single	ANTELOPE VALLEY
3042025033	Residential - Single	ANTELOPE VALLEY
3042025034	Residential - Single	ANTELOPE VALLEY
3042025035	Residential - Single	ANTELOPE VALLEY
3042025036	Residential - Single	ANTELOPE VALLEY
3042025037	Residential - Single	ANTELOPE VALLEY
3042025038	Residential - Single	ANTELOPE VALLEY
3042025039	Residential - Single	ANTELOPE VALLEY
3042025040	Residential - Single	ANTELOPE VALLEY
3042025041	Residential - Single	ANTELOPE VALLEY
3042025042	Residential - Single	ANTELOPE VALLEY
3042025043	Residential - Single	ANTELOPE VALLEY
3042025044	Residential - Single	ANTELOPE VALLEY
3042025045	Residential - Single	ANTELOPE VALLEY
3042025046	Residential - Single	ANTELOPE VALLEY
3042025047	Residential - Single	ANTELOPE VALLEY
3042025053	Residential - Single	ANTELOPE VALLEY
3042025054	Residential - Single	ANTELOPE VALLEY
3042025061	Residential - Single	ANTELOPE VALLEY
3042025062	Residential - Single	ANTELOPE VALLEY
3042025063	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3042025064	Residential - Single	ANTELOPE VALLEY
3042025071	Residential - Single	ANTELOPE VALLEY
3042025072	Residential - Single	ANTELOPE VALLEY
3042026001	Residential - Single	ANTELOPE VALLEY
3042026003	Residential - Single	ANTELOPE VALLEY
3042026004	Residential - Single	ANTELOPE VALLEY
3042026005	Residential - Single	ANTELOPE VALLEY
3042026006	Residential - Single	ANTELOPE VALLEY
3042026007	Residential - Single	ANTELOPE VALLEY
3042026009	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3044026014	Residential - Single	ANTELOPE VALLEY
3044026015	Residential - Single	ANTELOPE VALLEY
3044026016	Residential - Single	ANTELOPE VALLEY
3044026017	Residential - Single	ANTELOPE VALLEY
3044026018	Residential - Single	ANTELOPE VALLEY
3044026019	Residential - Single	ANTELOPE VALLEY
3044026020	Residential - Single	ANTELOPE VALLEY
3044026021	Residential - Single	ANTELOPE VALLEY
3044026022	Residential - Single	ANTELOPE VALLEY
3044026023	Residential - Single	ANTELOPE VALLEY
3044026024	Residential - Single	ANTELOPE VALLEY
3044026025	Residential - Single	ANTELOPE VALLEY
3044026026	Residential - Single	ANTELOPE VALLEY
3044026027	Residential - Single	ANTELOPE VALLEY
3044026028	Residential - Single	ANTELOPE VALLEY
3044026029	Residential - Single	ANTELOPE VALLEY
3044026030	Residential - Single	ANTELOPE VALLEY
3044026031	Residential - Single	ANTELOPE VALLEY
3044026032	Residential - Single	ANTELOPE VALLEY
3044026033	Residential - Single	ANTELOPE VALLEY
3044026034	Residential - Single	ANTELOPE VALLEY
3044026035	Residential - Single	ANTELOPE VALLEY
3044026036	Residential - Single	ANTELOPE VALLEY
3044026037	Residential - Single	ANTELOPE VALLEY
3044026038	Residential - Single	ANTELOPE VALLEY
3044026039	Residential - Single	ANTELOPE VALLEY
3044026040	Residential - Single	ANTELOPE VALLEY
3044027001	Residential - Single	ANTELOPE VALLEY
3044027002	Residential - Single	ANTELOPE VALLEY
3044027003	Residential - Single	ANTELOPE VALLEY
3044027004	Residential - Single	ANTELOPE VALLEY
3044027005	Residential - Single	ANTELOPE VALLEY
3044027006	Residential - Single	ANTELOPE VALLEY
3044027007	Residential - Single	ANTELOPE VALLEY
3044027009	Residential - Single	ANTELOPE VALLEY
3044027010	Residential - Single	ANTELOPE VALLEY
3044027011	Residential - Single	ANTELOPE VALLEY
3044027012	Residential - Single	ANTELOPE VALLEY
3044027013	Residential - Single	ANTELOPE VALLEY
3044027014	Residential - Single	ANTELOPE VALLEY
3044027015	Residential - Single	ANTELOPE VALLEY
3044027016	Residential - Single	ANTELOPE VALLEY
3044027017	Residential - Single	ANTELOPE VALLEY
3044027018	Residential - Single	ANTELOPE VALLEY
3044027019	Residential - Single	ANTELOPE VALLEY
3044027020	Residential - Single	ANTELOPE VALLEY
3044027021	Residential - Single	ANTELOPE VALLEY
3044027022	Residential - Single	ANTELOPE VALLEY
3044027023	Residential - Single	ANTELOPE VALLEY
3044027027	Residential - Single	ANTELOPE VALLEY
3044027028	Residential - Single	ANTELOPE VALLEY
3044027029	Residential - Single	ANTELOPE VALLEY
3044027031	Residential - Single	ANTELOPE VALLEY
3044028001	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3044028002	Residential - Single	ANTELOPE VALLEY
3044028003	Residential - Single	ANTELOPE VALLEY
3044028004	Residential - Single	ANTELOPE VALLEY
3044028005	Residential - Single	ANTELOPE VALLEY
3044028807	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3044029018	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3044031002	Residential - Single	ANTELOPE VALLEY
3044031009	Residential - Single	ANTELOPE VALLEY
3044031015	Residential - Single	ANTELOPE VALLEY
3044031016	Residential - Single	ANTELOPE VALLEY
3044031022	Residential - Single	ANTELOPE VALLEY
3044031023	Residential - Single	ANTELOPE VALLEY
3044031024	Residential - Single	ANTELOPE VALLEY
3044031025	Residential - Single	ANTELOPE VALLEY
3044031026	Residential - Single	ANTELOPE VALLEY
3044032008	Residential - Single	ANTELOPE VALLEY
3044034003	Residential - Single	ANTELOPE VALLEY
3046001003	Residential - Single	ANTELOPE VALLEY
3046001004	Residential - Single	ANTELOPE VALLEY
3046001005	Residential - Single	ANTELOPE VALLEY
3046001006	Residential - Single	ANTELOPE VALLEY
3046001007	Residential - Single	ANTELOPE VALLEY
3046001008	Residential - Single	ANTELOPE VALLEY
3046001009	Residential - Single	ANTELOPE VALLEY
3046001010	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3046012025	Residential - Single	ANTELOPE VALLEY
3046012027	Residential - Single	ANTELOPE VALLEY
3046012028	Residential - Single	ANTELOPE VALLEY
3046012029	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3046012031	Residential - Single	ANTELOPE VALLEY
3046012032	Residential - Single	ANTELOPE VALLEY
3046012033	Residential - Single	ANTELOPE VALLEY
3046012035	Residential - Single	ANTELOPE VALLEY
3046012036	Residential - Single	ANTELOPE VALLEY
3046012037	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3046012039	Residential - Single	ANTELOPE VALLEY
3046012040	Residential - Single	ANTELOPE VALLEY
3046012041	Residential - Single	ANTELOPE VALLEY
3046012042	Residential - Single	ANTELOPE VALLEY
3046012044	Residential - Single	ANTELOPE VALLEY
3046012045	Residential - Single	ANTELOPE VALLEY
3046012047	Residential - Single	ANTELOPE VALLEY
3046013001	Residential - Single	ANTELOPE VALLEY
3046013002	Residential - Single	ANTELOPE VALLEY
3046013003	Residential - Single	ANTELOPE VALLEY
3046013004	Residential - Single	ANTELOPE VALLEY
3046013005	Residential - Single	ANTELOPE VALLEY
3046013006	Residential - Single	ANTELOPE VALLEY
3046013007	Residential - Single	ANTELOPE VALLEY
3046013008	Residential - Single	ANTELOPE VALLEY
3046013015	Residential - Single	ANTELOPE VALLEY
3046013017	Residential - Single	ANTELOPE VALLEY
3046013018	Residential - Single	ANTELOPE VALLEY
3046013019	Residential - Single	ANTELOPE VALLEY
3046013020	Residential - Single	ANTELOPE VALLEY
3046013021	Residential - Single	ANTELOPE VALLEY
3046013023	Residential - Single	ANTELOPE VALLEY
3046013024	Residential - Single	ANTELOPE VALLEY
3046013025	Residential - Single	ANTELOPE VALLEY
3046013026	Residential - Single	ANTELOPE VALLEY
3046013039	Residential - Single	ANTELOPE VALLEY
3046013040	Residential - Manufactured Homes	ANTELOPE VALLEY
3046013041	Residential - Manufactured Homes	ANTELOPE VALLEY
3046013042	Residential - Single	ANTELOPE VALLEY
3046013043	Residential - Single	ANTELOPE VALLEY
3046015034	Residential - Single	ANTELOPE VALLEY
3046015035	Residential - Single	ANTELOPE VALLEY
3046015036	Residential - Single	ANTELOPE VALLEY
3046035005	Residential - Single	ANTELOPE VALLEY
3046035006	Residential - Single	ANTELOPE VALLEY
3047019011	Residential - Single	ANTELOPE VALLEY
3047019012	Residential - Single	ANTELOPE VALLEY
3047019065	Residential - Manufactured Homes	ANTELOPE VALLEY
3048016009	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3048027301	Dry Farm - Desert	ANTELOPE VALLEY
3049001002	Residential - Manufactured Homes	ANTELOPE VALLEY
3049001008	Residential - Single	ANTELOPE VALLEY
3049002007	Residential - Single	ANTELOPE VALLEY
3049002008	Residential - Single	ANTELOPE VALLEY
3049002022	Residential - Single	ANTELOPE VALLEY
3049002027	Residential - Single	ANTELOPE VALLEY
3049002028	Residential - Single	ANTELOPE VALLEY
3049002030	Residential - Single	ANTELOPE VALLEY
3049002031	Residential - Single	ANTELOPE VALLEY
3049002032	Residential - Single	ANTELOPE VALLEY
3049002033	Residential - Single	ANTELOPE VALLEY
3049002041	Residential - Single	ANTELOPE VALLEY
3049002042	Residential - Single	ANTELOPE VALLEY
3049002043	Residential - Single	ANTELOPE VALLEY
3049002045	Residential - Single	ANTELOPE VALLEY
3049002047	Residential - Single	ANTELOPE VALLEY
3049002048	Residential - Single	ANTELOPE VALLEY
3049002049	Residential - Single	ANTELOPE VALLEY
3049002050	Residential - Single	ANTELOPE VALLEY
3049002051	Residential - Single	ANTELOPE VALLEY
3049002052	Residential - Manufactured Homes	ANTELOPE VALLEY
3049002901	Government Owned Property	ANTELOPE VALLEY
3049003001	Residential - Single	ANTELOPE VALLEY
3049003002	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3049003003	Residential - Single	ANTELOPE VALLEY
3049003004	Residential - Single	ANTELOPE VALLEY
3049003005	Residential - Single	ANTELOPE VALLEY
3049003006	Residential - Single	ANTELOPE VALLEY
3049003009	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3049003010	Commercial - Nursery or Greenhouse	ANTELOPE VALLEY
3049003012	Residential - Single	ANTELOPE VALLEY
3049003013	Residential - Single	ANTELOPE VALLEY
3049003014	Residential - Single	ANTELOPE VALLEY
3049003015	Residential - Single	ANTELOPE VALLEY
3049004006	Commercial - Nursery or Greenhouse	ANTELOPE VALLEY
3049005001	Residential - Single	ANTELOPE VALLEY
3049005002	Residential - Single	ANTELOPE VALLEY
3049005005	Residential - Single	ANTELOPE VALLEY
3049005007	Residential - Single	ANTELOPE VALLEY
3049005009	Residential - Single	ANTELOPE VALLEY
3049005010	Residential - Single	ANTELOPE VALLEY
3049005014	Residential - Single	ANTELOPE VALLEY
3049006001	Residential - Single	ANTELOPE VALLEY
3049006003	Residential - Single	ANTELOPE VALLEY
3049006005	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3049006006	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3049006007	Residential - Single	ANTELOPE VALLEY
3049006008	Residential - Single	ANTELOPE VALLEY
3049006009	Residential - Single	ANTELOPE VALLEY
3049006011	Residential - Single	ANTELOPE VALLEY
3049006013	Residential - Single	ANTELOPE VALLEY
3049006016	Residential - Single	ANTELOPE VALLEY
3049006017	Residential - Single	ANTELOPE VALLEY
3049006019	Residential - Single	ANTELOPE VALLEY
3049006020	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3049006021	Residential - Single	ANTELOPE VALLEY
3049006024	Residential - Single	ANTELOPE VALLEY
3049007028	Commercial - Store	ANTELOPE VALLEY
3049008006	Residential - Single	ANTELOPE VALLEY
3049008009	Residential - Single	ANTELOPE VALLEY
3049008010	Residential - Single	ANTELOPE VALLEY
3049008013	Residential - Single	ANTELOPE VALLEY
3049008019	Residential - Single	ANTELOPE VALLEY
3049008020	Residential - Single	ANTELOPE VALLEY
3049008026	Residential - Single	ANTELOPE VALLEY
3049008027	Residential - Single	ANTELOPE VALLEY
3049008028	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3049008033	Residential - Single	ANTELOPE VALLEY
3049008034	Residential - Single	ANTELOPE VALLEY
3049008035	Residential - Single	ANTELOPE VALLEY
3049008036	Irrigated Farm - Pasture	ANTELOPE VALLEY
3049008038	Residential - Single	ANTELOPE VALLEY
3049008039	Residential - Single	ANTELOPE VALLEY
3049008040	Residential - Single	ANTELOPE VALLEY
3049008900	Government Owned Property	ANTELOPE VALLEY
3049008901	Residential - Single	ANTELOPE VALLEY
3049009004	Residential - Single	ANTELOPE VALLEY
3049009005	Residential - Single	ANTELOPE VALLEY
3049009006	Residential - Single	ANTELOPE VALLEY
3049009012	Residential - Single	ANTELOPE VALLEY
3049009014	Residential - Single	ANTELOPE VALLEY
3049009017	Recreational - Club, Lodge Hall, Fraternal Organization	ANTELOPE VALLEY
3049009020	Residential - Single	ANTELOPE VALLEY
3049009022	Residential - Single	ANTELOPE VALLEY
3049009027	Irrigated Farm - Pasture	ANTELOPE VALLEY
3049009028	Residential - Manufactured Homes	ANTELOPE VALLEY
3049011004	Residential - Single	ANTELOPE VALLEY
3049011005	Residential - Single	ANTELOPE VALLEY
3049011015	Residential - Single	ANTELOPE VALLEY
3049011017	Residential - Single	ANTELOPE VALLEY
3049011018	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3049012007	Residential - Single	ANTELOPE VALLEY
3049012020	Residential - Single	ANTELOPE VALLEY
3049012022	Residential - Single	ANTELOPE VALLEY
3049013002	Residential - Single	ANTELOPE VALLEY
3049013003	Residential - Single	ANTELOPE VALLEY
3049013004	Residential - Single	ANTELOPE VALLEY
3049013005	Residential - Single	ANTELOPE VALLEY
3049013007	Residential - Single	ANTELOPE VALLEY
3049013020	Residential - Single	ANTELOPE VALLEY
3049013028	Residential - Single	ANTELOPE VALLEY
3049014012	Residential - Single	ANTELOPE VALLEY
3049014017	Residential - Single	ANTELOPE VALLEY
3049014018	Residential - Single	ANTELOPE VALLEY
3049014022	Residential - Single	ANTELOPE VALLEY
3049014026	Residential - Single	ANTELOPE VALLEY
3049014029	Residential - Single	ANTELOPE VALLEY
3049019008	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3049019018	Residential - Single	ANTELOPE VALLEY
3049019024	Residential - Single	ANTELOPE VALLEY
3049020013	Residential - Single	ANTELOPE VALLEY
3049020014	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3049020015	Residential - Single	ANTELOPE VALLEY
3049020016	Commercial - Commercial	ANTELOPE VALLEY
3049020017	Residential - Single	ANTELOPE VALLEY
3049020018	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3049020037	Residential - Single	ANTELOPE VALLEY
3049020044	Residential - Single	ANTELOPE VALLEY
3049020046	Commercial - Professional Building	ANTELOPE VALLEY
3049020047	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3049020048	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3049020051	Residential - Single	ANTELOPE VALLEY
3049020053	Commercial - Commercial	ANTELOPE VALLEY
3049021012	Industrial - Motion Picture, Radio and Television Industry	ANTELOPE VALLEY
3049021013	Residential - Single	ANTELOPE VALLEY
3049022006	Commercial - Commercial	ANTELOPE VALLEY
3049022007	Institutional - Church	ANTELOPE VALLEY
3049022008	Commercial - Commercial	ANTELOPE VALLEY
3049022020	Residential - Single	ANTELOPE VALLEY
3049022021	Residential - Single	ANTELOPE VALLEY
3049022031	Commercial - Store	ANTELOPE VALLEY
3049022032	Residential - Single	ANTELOPE VALLEY
3049022033	Commercial - Commercial	ANTELOPE VALLEY
3049022036	Residential - Single	ANTELOPE VALLEY
3049022037	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	ANTELOPE VALLEY
3049022038	Commercial - Professional Building	ANTELOPE VALLEY
3049023004	Residential - Single	ANTELOPE VALLEY
3049023005	Residential - Single	ANTELOPE VALLEY
3049023009	Residential - Single	ANTELOPE VALLEY
3049023012	Residential - Four Units (any combination)	ANTELOPE VALLEY
3049023014	Residential - Single	ANTELOPE VALLEY
3049024002	Residential - Three Units (any combination)	ANTELOPE VALLEY
3049024003	Residential - Three Units (any combination)	ANTELOPE VALLEY
3049024008	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	ANTELOPE VALLEY
3049025012	Commercial - Restaurant, Cocktail Lounge	ANTELOPE VALLEY
3049025024	Commercial - Office Building	ANTELOPE VALLEY
3049025904	Government Owned Property	ANTELOPE VALLEY
3049027025	Commercial - Supermarket	ANTELOPE VALLEY
3049027027	Commercial - Supermarket	ANTELOPE VALLEY
3049027043	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3049027903	Government Owned Property	ANTELOPE VALLEY
3049027904	Government Owned Property	ANTELOPE VALLEY
3049029001	Industrial - Open Storage	ANTELOPE VALLEY
3049029004	Commercial - Commercial	ANTELOPE VALLEY
3049029006	Residential - Single	ANTELOPE VALLEY
3049029007	Commercial - Commercial	ANTELOPE VALLEY
3049029019	Residential - Single	ANTELOPE VALLEY
3049029020	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3049029033	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3049029037	Residential - Single	ANTELOPE VALLEY
3049029039	Residential - Single	ANTELOPE VALLEY
3049029040	Residential - Single	ANTELOPE VALLEY
3049029041	Residential - Single	ANTELOPE VALLEY
3049029042	Residential - Single	ANTELOPE VALLEY
3049029043	Residential - Manufactured Homes	ANTELOPE VALLEY
3049029050	Commercial - Service Shop Radio & Television Repair, Refrigeration Service, *	ANTELOPE VALLEY
3049033006	Residential - Single	ANTELOPE VALLEY
3049033007	Residential - Single	ANTELOPE VALLEY
3049033008	Residential - Single	ANTELOPE VALLEY
3049033009	Residential - Single	ANTELOPE VALLEY
3050011030	Industrial - Industrial	ANTELOPE VALLEY
3051001005	Residential - Manufactured Homes	ANTELOPE VALLEY
3051001015	Residential - Single	ANTELOPE VALLEY
3051001023	Residential - Single	ANTELOPE VALLEY
3051001024	Residential - Single	ANTELOPE VALLEY
3051003015	Residential - Single	ANTELOPE VALLEY
3051003017	Residential - Single	ANTELOPE VALLEY
3051007002	Residential - Single	ANTELOPE VALLEY
3051007012	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3053004903	Government Owned Property	ANTELOPE VALLEY
3056014022	Residential - Single	ANTELOPE VALLEY
3056014042	Residential - Single	ANTELOPE VALLEY
3056015019	Residential - Single	ANTELOPE VALLEY
3056015020	Residential - Manufactured Homes	ANTELOPE VALLEY
3056015021	Residential - Manufactured Homes	ANTELOPE VALLEY
3056015022	Residential - Manufactured Homes	ANTELOPE VALLEY
3056017022	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3056023035	Residential - Single	ANTELOPE VALLEY
3056023038	Residential - Single	ANTELOPE VALLEY
3056023059	Residential - Single	ANTELOPE VALLEY
3056023061	Residential - Single	ANTELOPE VALLEY
3056023062	Residential - Single	ANTELOPE VALLEY
3056024030	Residential - Single	ANTELOPE VALLEY
3056024038	Residential - Single	ANTELOPE VALLEY
3056024039	Residential - Manufactured Homes	ANTELOPE VALLEY
3056024040	Residential - Single	ANTELOPE VALLEY
3056024043	Residential - Single	ANTELOPE VALLEY
3056024044	Residential - Manufactured Homes	ANTELOPE VALLEY
3056024045	Residential - Single	ANTELOPE VALLEY
3056024046	Residential - Single	ANTELOPE VALLEY
3056024048	Residential - Manufactured Homes	ANTELOPE VALLEY
3056024049	Residential - Single	ANTELOPE VALLEY
3056024054	Residential - Single	ANTELOPE VALLEY
3056024068	Industrial - Warehousing, Distribution, Storage	ANTELOPE VALLEY
3056024069	Industrial - Warehousing, Distribution, Storage	ANTELOPE VALLEY
3056024070	Industrial - Warehousing, Distribution, Storage	ANTELOPE VALLEY
3056027031	Residential - Manufactured Homes	ANTELOPE VALLEY
3057013023	Dry Farm - Desert	ANTELOPE VALLEY
3057017020	Residential - Single	ANTELOPE VALLEY
3057017021	Residential - Single	ANTELOPE VALLEY
3057017022	Residential - Single	ANTELOPE VALLEY
3057017023	Residential - Single	ANTELOPE VALLEY
3058003020	Residential - Single	ANTELOPE VALLEY
3058003027	Residential - Manufactured Homes	ANTELOPE VALLEY
3058004003	Residential - Single	ANTELOPE VALLEY
3058006015	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3058007010	Residential - Single	ANTELOPE VALLEY
3058027010	Residential - Single	ANTELOPE VALLEY
3059027312	Dry Farm - Desert	ANTELOPE VALLEY
3060003004	Residential - Single	ANTELOPE VALLEY
3061004009	Residential - Single	ANTELOPE VALLEY
3061006017	Residential - Single	ANTELOPE VALLEY
3061006018	Government Owned Property	ANTELOPE VALLEY
3061038003	Residential - Single	ANTELOPE VALLEY
3063012007	Recreational - Camp	ANTELOPE VALLEY
3063012008	Recreational - Camp	ANTELOPE VALLEY
3063012300		ANTELOPE VALLEY
3064009030	Residential - Single	ANTELOPE VALLEY
3064012083	Dry Farm - Desert	ANTELOPE VALLEY
3064016022	Dry Farm - Desert	ANTELOPE VALLEY
3064020044	Dry Farm - Desert	ANTELOPE VALLEY
3066021002	Recreational - Club, Lodge Hall, Fraternal Organization	ANTELOPE VALLEY
3066021018	Recreational - Camp	ANTELOPE VALLEY
3066021019	Recreational - Camp	ANTELOPE VALLEY
3066021021	Residential - Single	ANTELOPE VALLEY
3069021009	Residential - Single	ANTELOPE VALLEY
3070009008	Residential - Single	ANTELOPE VALLEY
3070009009	Residential - Single	ANTELOPE VALLEY
3070009010	Residential - Single	ANTELOPE VALLEY
3070014009	Residential - Single	ANTELOPE VALLEY
3070014010	Residential - Single	ANTELOPE VALLEY
3070014011	Residential - Single	ANTELOPE VALLEY
3070014012	Residential - Single	ANTELOPE VALLEY
3070014013	Residential - Single	ANTELOPE VALLEY
3070014014	Residential - Single	ANTELOPE VALLEY
3070014017	Residential - Single	ANTELOPE VALLEY
3070015001	Residential - Single	ANTELOPE VALLEY
3070015002	Residential - Single	ANTELOPE VALLEY
3070015003	Residential - Single	ANTELOPE VALLEY
3070015004	Residential - Single	ANTELOPE VALLEY
3070015005	Residential - Single	ANTELOPE VALLEY
3070015006	Residential - Single	ANTELOPE VALLEY
3070015007	Residential - Single	ANTELOPE VALLEY
3070015008	Residential - Single	ANTELOPE VALLEY
3070015009	Residential - Single	ANTELOPE VALLEY
3070015010	Residential - Single	ANTELOPE VALLEY
3070015011	Residential - Single	ANTELOPE VALLEY
3070015012	Residential - Single	ANTELOPE VALLEY
3070016023	Residential - Single	ANTELOPE VALLEY
3070016024	Residential - Single	ANTELOPE VALLEY
3070020006	Residential - Single	ANTELOPE VALLEY
3070020008	Residential - Single	ANTELOPE VALLEY
3070020011	Residential - Single	ANTELOPE VALLEY
3070020012	Residential - Single	ANTELOPE VALLEY
3070020013	Residential - Single	ANTELOPE VALLEY
3070020014	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3070020015	Residential - Single	ANTELOPE VALLEY
3070020017	Residential - Single	ANTELOPE VALLEY
3070020018	Residential - Single	ANTELOPE VALLEY
3070020019	Residential - Single	ANTELOPE VALLEY
3070026012	Residential - Single	ANTELOPE VALLEY
3070026014	Residential - Single	ANTELOPE VALLEY
3070026015	Residential - Single	ANTELOPE VALLEY
3070026020	Residential - Single	ANTELOPE VALLEY
3073004003	Residential - Single	ANTELOPE VALLEY
3073004005	Residential - Single	ANTELOPE VALLEY
3073004012	Residential - Single	ANTELOPE VALLEY
3073004013	Residential - Single	ANTELOPE VALLEY
3073010004	Residential - Single	ANTELOPE VALLEY
3073010006	Residential - Single	ANTELOPE VALLEY
3073010007	Residential - Single	ANTELOPE VALLEY
3073010011	Residential - Single	ANTELOPE VALLEY
3073010012	Residential - Single	ANTELOPE VALLEY
3073010013	Residential - Single	ANTELOPE VALLEY
3073010014	Residential - Single	ANTELOPE VALLEY
3073010015	Residential - Single	ANTELOPE VALLEY
3073010016	Residential - Single	ANTELOPE VALLEY
3075021004	Residential - Single	ANTELOPE VALLEY
3078021010	Dry Farm - Desert	ANTELOPE VALLEY
3078021011	Residential - Single	ANTELOPE VALLEY
3079002011	Residential - Single	ANTELOPE VALLEY
3079002013	Residential - Single	ANTELOPE VALLEY
3079003012	Institutional - School (Private)	ANTELOPE VALLEY
3079004006	Residential - Single	ANTELOPE VALLEY
3079004008	Dry Farm - Desert	ANTELOPE VALLEY
3079004015	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3079013073	Residential - Single	ANTELOPE VALLEY
3079014017	Residential - Single	ANTELOPE VALLEY
3080001012	Residential - Single	ANTELOPE VALLEY
3080001013	Residential - Single	ANTELOPE VALLEY
3080018017	Dry Farm - Desert	ANTELOPE VALLEY
3080019012	Residential - Single	ANTELOPE VALLEY
3085010006	Dry Farm - Desert	ANTELOPE VALLEY
3085010008	Residential - Single	ANTELOPE VALLEY
3086013014	Residential - Single	ANTELOPE VALLEY
3086015035	Residential - Single	ANTELOPE VALLEY
3086018011	Residential - Single	ANTELOPE VALLEY
3101002002	Residential - Single	ANTELOPE VALLEY
3101002007	Residential - Single	ANTELOPE VALLEY
3101012019	Residential - Single	ANTELOPE VALLEY
3101012020	Residential - Single	ANTELOPE VALLEY
3101013022	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3101013023	Residential - Single	ANTELOPE VALLEY
3101013024	Residential - Single	ANTELOPE VALLEY
3101013025	Residential - Single	ANTELOPE VALLEY
3101013027	Residential - Single	ANTELOPE VALLEY
3101013030	Residential - Single	ANTELOPE VALLEY
3101013041	Residential - Single	ANTELOPE VALLEY
3101013045	Residential - Single	ANTELOPE VALLEY
3101014001	Residential - Single	ANTELOPE VALLEY
3101016002	Residential - Single	ANTELOPE VALLEY
3101016006	Commercial - Commercial	ANTELOPE VALLEY
3101016007	Commercial - Store	ANTELOPE VALLEY
3101016015	Residential - Single	ANTELOPE VALLEY
3101016018	Residential - Single	ANTELOPE VALLEY
3101016019	Residential - Single	ANTELOPE VALLEY
3101016020	Residential - Single	ANTELOPE VALLEY
3101016021	Residential - Single	ANTELOPE VALLEY
3101016022	Residential - Single	ANTELOPE VALLEY
3101016024	Residential - Single	ANTELOPE VALLEY
3101016027	Residential - Single	ANTELOPE VALLEY
3101016028	Residential - Single	ANTELOPE VALLEY
3101016030	Residential - Single	ANTELOPE VALLEY
3101016031	Residential - Single	ANTELOPE VALLEY
3101016032	Residential - Single	ANTELOPE VALLEY
3101016038	Residential - Single	ANTELOPE VALLEY
3101016040	Commercial - Store	ANTELOPE VALLEY
3101017001	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3101017005	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3101017010	Commercial - Commercial	ANTELOPE VALLEY
3101017011	Residential - Single	ANTELOPE VALLEY
3101017012	Residential - Three Units (any combination)	ANTELOPE VALLEY
3101017013	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3101020001	Residential - Single	ANTELOPE VALLEY
3101020010	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3102009025	Residential - Single	ANTELOPE VALLEY
3102009027	Residential - Single	ANTELOPE VALLEY
3102009028	Residential - Single	ANTELOPE VALLEY
3102010001	Residential - Single	ANTELOPE VALLEY
3102010003	Residential - Single	ANTELOPE VALLEY
3102010005	Residential - Single	ANTELOPE VALLEY
3102010006	Residential - Single	ANTELOPE VALLEY
3102010007	Residential - Single	ANTELOPE VALLEY
3102011008	Residential - Single	ANTELOPE VALLEY
3102011009	Residential - Single	ANTELOPE VALLEY
3102011010	Residential - Single	ANTELOPE VALLEY
3102011011	Residential - Single	ANTELOPE VALLEY
3102011012	Residential - Single	ANTELOPE VALLEY
3102011013	Residential - Single	ANTELOPE VALLEY
3102011014	Residential - Single	ANTELOPE VALLEY
3102011015	Residential - Single	ANTELOPE VALLEY
3102011016	Residential - Single	ANTELOPE VALLEY
3102011017	Residential - Single	ANTELOPE VALLEY
3102012011	Residential - Single	ANTELOPE VALLEY
3102012012	Residential - Single	ANTELOPE VALLEY
3102012013	Residential - Single	ANTELOPE VALLEY
3102012014	Residential - Single	ANTELOPE VALLEY
3102012016	Residential - Single	ANTELOPE VALLEY
3102012017	Residential - Single	ANTELOPE VALLEY
3102012018	Residential - Single	ANTELOPE VALLEY
3102012019	Residential - Single	ANTELOPE VALLEY
3102016003	Residential - Single	ANTELOPE VALLEY
3102016004	Residential - Single	ANTELOPE VALLEY
3102016005	Residential - Single	ANTELOPE VALLEY
3102016006	Residential - Single	ANTELOPE VALLEY
3102016007	Residential - Single	ANTELOPE VALLEY
3102016022	Residential - Single	ANTELOPE VALLEY
3102016025	Residential - Single	ANTELOPE VALLEY
3102016900	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3102017008	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3102017011	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3102017017	Industrial - Industrial	ANTELOPE VALLEY
3102017018	Commercial - Office Building	ANTELOPE VALLEY
3102017022	Commercial - Store	ANTELOPE VALLEY
3102017901	Government Owned Property	ANTELOPE VALLEY
3102018001	Residential - Single	ANTELOPE VALLEY
3102018002	Residential - Single	ANTELOPE VALLEY
3102018003	Residential - Single	ANTELOPE VALLEY
3102018010	Commercial - Restaurant, Cocktail Lounge	ANTELOPE VALLEY
3102018011	Commercial - Store	ANTELOPE VALLEY
3102018016	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3102018017	Residential - Single	ANTELOPE VALLEY
3102018018	Residential - Manufactured Homes	ANTELOPE VALLEY
3102018021	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3102018022	Commercial - Restaurant, Cocktail Lounge	ANTELOPE VALLEY
3102018903	Residential - Single	ANTELOPE VALLEY
3102018904	Commercial - Commercial	ANTELOPE VALLEY
3102019001	Residential - Single	ANTELOPE VALLEY
3102019002	Residential - Single	ANTELOPE VALLEY
3102019003	Residential - Single	ANTELOPE VALLEY
3102019004	Residential - Single	ANTELOPE VALLEY
3102019005	Residential - Single	ANTELOPE VALLEY
3102019006	Residential - Single	ANTELOPE VALLEY
3102019007	Residential - Single	ANTELOPE VALLEY
3102019008	Residential - Single	ANTELOPE VALLEY
3102019009	Residential - Single	ANTELOPE VALLEY
3102019012	Residential - Single	ANTELOPE VALLEY
3102019015	Residential - Single	ANTELOPE VALLEY
3102019016	Residential - Single	ANTELOPE VALLEY
3102019017	Residential - Single	ANTELOPE VALLEY
3102019018	Residential - Single	ANTELOPE VALLEY
3102019020	Residential - Single	ANTELOPE VALLEY
3102019022	Residential - Single	ANTELOPE VALLEY
3102019025	Residential - Single	ANTELOPE VALLEY
3102019026	Residential - Single	ANTELOPE VALLEY
3102019028	Residential - Single	ANTELOPE VALLEY
3102019029	Residential - Single	ANTELOPE VALLEY
3102020001	Residential - Single	ANTELOPE VALLEY
3102020002	Residential - Single	ANTELOPE VALLEY
3102020003	Residential - Single	ANTELOPE VALLEY
3102020004	Residential - Single	ANTELOPE VALLEY
3102020005	Residential - Single	ANTELOPE VALLEY
3102020006	Residential - Single	ANTELOPE VALLEY
3102020007	Residential - Single	ANTELOPE VALLEY

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3102020008	Residential - Single	ANTELOPE VALLEY
3102020009	Residential - Single	ANTELOPE VALLEY
3102020010	Residential - Single	ANTELOPE VALLEY
3102020011	Residential - Single	ANTELOPE VALLEY
3102020012	Residential - Single	ANTELOPE VALLEY
3102020013	Residential - Single	ANTELOPE VALLEY
3102020014	Residential - Single	ANTELOPE VALLEY
3102020015	Residential - Single	ANTELOPE VALLEY
3102020016	Residential - Single	ANTELOPE VALLEY
3102020017	Residential - Single	ANTELOPE VALLEY
3102020018	Residential - Single	ANTELOPE VALLEY
3102020020	Residential - Single	ANTELOPE VALLEY
3102020022	Residential - Single	ANTELOPE VALLEY
3102020023	Residential - Single	ANTELOPE VALLEY
3102020024	Residential - Single	ANTELOPE VALLEY
3102020025	Residential - Single	ANTELOPE VALLEY
3102020026	Residential - Single	ANTELOPE VALLEY
3102020027	Residential - Single	ANTELOPE VALLEY
3102020028	Residential - Single	ANTELOPE VALLEY
3102020029	Residential - Single	ANTELOPE VALLEY
3102020030	Residential - Single	ANTELOPE VALLEY
3102020031	Residential - Single	ANTELOPE VALLEY
3102020032	Residential - Single	ANTELOPE VALLEY
3102021001	Residential - Single	ANTELOPE VALLEY
3102021002	Residential - Single	ANTELOPE VALLEY
3102021003	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3102021004	Residential - Single	ANTELOPE VALLEY
3102021005	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3102021011	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3102021020	Institutional - Church	ANTELOPE VALLEY
3102021021	Residential - Single	ANTELOPE VALLEY
3102021022	Residential - Single	ANTELOPE VALLEY
3102021023	Residential - Single	ANTELOPE VALLEY
3102021024	Residential - Single	ANTELOPE VALLEY
3102021026	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3102021029	Commercial - Store	ANTELOPE VALLEY
3102021033	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3102022001	Residential - Single	ANTELOPE VALLEY
3102022006	Residential - Single	ANTELOPE VALLEY
3102022016	Commercial - Parking Lot	ANTELOPE VALLEY
3102022017	Commercial - Store	ANTELOPE VALLEY
3102022018	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3102022022	Residential - Single	ANTELOPE VALLEY
3102022023	Residential - Single	ANTELOPE VALLEY
3102022025	Residential - Single	ANTELOPE VALLEY
3102022029	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3102022054	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3102022055	Residential - Single	ANTELOPE VALLEY
3102023001	Residential - Single	ANTELOPE VALLEY
3102023002	Residential - Single	ANTELOPE VALLEY
3102023003	Residential - Single	ANTELOPE VALLEY
3102023008	Residential - Single	ANTELOPE VALLEY
3102023009	Residential - Single	ANTELOPE VALLEY
3102023010	Residential - Single	ANTELOPE VALLEY
3102023011	Residential - Single	ANTELOPE VALLEY
3102023012	Residential - Single	ANTELOPE VALLEY
3102023013	Residential - Single	ANTELOPE VALLEY
3102023014	Residential - Single	ANTELOPE VALLEY
3102023015	Residential - Single	ANTELOPE VALLEY
3102023016	Residential - Single	ANTELOPE VALLEY
3102023017	Residential - Single	ANTELOPE VALLEY
3102023018	Residential - Single	ANTELOPE VALLEY
3102023019	Residential - Single	ANTELOPE VALLEY
3102023021	Residential - Single	ANTELOPE VALLEY
3102023022	Residential - Single	ANTELOPE VALLEY
3102023023	Residential - Single	ANTELOPE VALLEY
3102023024	Residential - Single	ANTELOPE VALLEY
3102023026	Residential - Single	ANTELOPE VALLEY
3102023027	Residential - Single	ANTELOPE VALLEY
3102023028	Residential - Single	ANTELOPE VALLEY
3102023029	Residential - Single	ANTELOPE VALLEY
3102023030	Residential - Single	ANTELOPE VALLEY
3102023031	Residential - Single	ANTELOPE VALLEY
3102024006	Residential - Single	ANTELOPE VALLEY
3102024007	Residential - Single	ANTELOPE VALLEY
3102024008	Residential - Single	ANTELOPE VALLEY
3102025004	Residential - Single	ANTELOPE VALLEY
3102025046	Residential - Single	ANTELOPE VALLEY
3102025048	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3102031004	Residential - Single	ANTELOPE VALLEY
3102031005	Residential - Single	ANTELOPE VALLEY
3102031006	Residential - Single	ANTELOPE VALLEY
3102031007	Residential - Single	ANTELOPE VALLEY
3102031008	Residential - Single	ANTELOPE VALLEY
3102031009	Residential - Single	ANTELOPE VALLEY
3102031010	Residential - Single	ANTELOPE VALLEY
3102031011	Residential - Single	ANTELOPE VALLEY
3102031012	Residential - Single	ANTELOPE VALLEY
3102031013	Residential - Single	ANTELOPE VALLEY
3102031014	Residential - Single	ANTELOPE VALLEY
3102031015	Residential - Single	ANTELOPE VALLEY
3102031016	Residential - Single	ANTELOPE VALLEY
3102031017	Residential - Single	ANTELOPE VALLEY
3102031018	Residential - Single	ANTELOPE VALLEY
3102031019	Residential - Single	ANTELOPE VALLEY
3102031020	Residential - Single	ANTELOPE VALLEY
3102031021	Residential - Single	ANTELOPE VALLEY
3102031022	Residential - Single	ANTELOPE VALLEY
3102031023	Residential - Single	ANTELOPE VALLEY
3102031024	Residential - Single	ANTELOPE VALLEY
3102031025	Residential - Single	ANTELOPE VALLEY
3102031026	Residential - Single	ANTELOPE VALLEY
3102031027	Residential - Single	ANTELOPE VALLEY
3102031028	Residential - Single	ANTELOPE VALLEY
3102031029	Residential - Single	ANTELOPE VALLEY
3102031030	Residential - Single	ANTELOPE VALLEY
3102031031	Residential - Single	ANTELOPE VALLEY
3102031032	Residential - Single	ANTELOPE VALLEY
3102031033	Residential - Single	ANTELOPE VALLEY
3102031034	Residential - Single	ANTELOPE VALLEY
3102031035	Residential - Single	ANTELOPE VALLEY
3102031036	Residential - Single	ANTELOPE VALLEY
3102031037	Residential - Single	ANTELOPE VALLEY
3102031038	Residential - Single	ANTELOPE VALLEY
3102031039	Residential - Single	ANTELOPE VALLEY
3102031040	Residential - Single	ANTELOPE VALLEY
3102031041	Residential - Single	ANTELOPE VALLEY
3102031042	Residential - Single	ANTELOPE VALLEY
3102031043	Residential - Single	ANTELOPE VALLEY
3102031044	Residential - Single	ANTELOPE VALLEY
3102031045	Residential - Single	ANTELOPE VALLEY
3103005026	Residential - Single	ANTELOPE VALLEY
3103005028	Commercial - Office Building	ANTELOPE VALLEY
3103005051	Commercial - Service Station	ANTELOPE VALLEY
3103005052	Commercial - Service Station	ANTELOPE VALLEY
3103005053	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3103006001	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3103006002	Residential - Three Units (any combination)	ANTELOPE VALLEY
3103006003	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3103006004	Residential - Single	ANTELOPE VALLEY
3103006900	Government Owned Property	ANTELOPE VALLEY
3103006901	Government Owned Property	ANTELOPE VALLEY
3103007002	Commercial - Restaurant, Cocktail Lounge	ANTELOPE VALLEY
3103007004	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3103007006	Residential - Single	ANTELOPE VALLEY
3103009015	Residential - Single	ANTELOPE VALLEY
3103009016	Residential - Single	ANTELOPE VALLEY
3103009029	Commercial - Store	ANTELOPE VALLEY
3103009030	Commercial - Store	ANTELOPE VALLEY
3103009031	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3103010015	Commercial - Store	ANTELOPE VALLEY
3103010019	Commercial - Commercial	ANTELOPE VALLEY
3103010035	Commercial - Professional Building	ANTELOPE VALLEY
3103010037	Commercial - Restaurant, Cocktail Lounge	ANTELOPE VALLEY
3103010046	Commercial - Restaurant, Cocktail Lounge	ANTELOPE VALLEY
3103020001	Residential - Single	ANTELOPE VALLEY
3103020002	Residential - Single	ANTELOPE VALLEY
3103020004	Residential - Single	ANTELOPE VALLEY
3103020005	Residential - Single	ANTELOPE VALLEY
3103020006	Residential - Single	ANTELOPE VALLEY
3103020007	Residential - Single	ANTELOPE VALLEY
3103020008	Residential - Single	ANTELOPE VALLEY
3103020009	Residential - Single	ANTELOPE VALLEY
3103020010	Residential - Single	ANTELOPE VALLEY
3103020011	Residential - Single	ANTELOPE VALLEY
3103020012	Residential - Single	ANTELOPE VALLEY
3103020013	Residential - Single	ANTELOPE VALLEY
3103020014	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3103022034	Residential - Single	ANTELOPE VALLEY
3103022035	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3103022036	Residential - Single	ANTELOPE VALLEY
3103022037	Residential - Single	ANTELOPE VALLEY
3103022038	Residential - Single	ANTELOPE VALLEY
3103022039	Residential - Single	ANTELOPE VALLEY
3103022040	Residential - Single	ANTELOPE VALLEY
3103022041	Residential - Single	ANTELOPE VALLEY
3103022044	Residential - Single	ANTELOPE VALLEY
3103023003	Recreational - Club, Lodge Hall, Fraternal Organization	ANTELOPE VALLEY
3103023005	Commercial - Commercial	ANTELOPE VALLEY
3103023006	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3103023009	Commercial - Restaurant, Cocktail Lounge	ANTELOPE VALLEY
3103023010	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3103023012	Residential - Single	ANTELOPE VALLEY
3103023016	Residential - Single	ANTELOPE VALLEY
3103023020	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3103023021	Residential - Single	ANTELOPE VALLEY
3103023022	Residential - Single	ANTELOPE VALLEY
3103023023	Residential - Single	ANTELOPE VALLEY
3103023024	Residential - Single	ANTELOPE VALLEY
3103023025	Residential - Single	ANTELOPE VALLEY
3103023026	Residential - Single	ANTELOPE VALLEY
3103023027	Residential - Single	ANTELOPE VALLEY
3103023029	Residential - Single	ANTELOPE VALLEY
3103023030	Residential - Single	ANTELOPE VALLEY
3103023031	Residential - Single	ANTELOPE VALLEY
3103023032	Residential - Single	ANTELOPE VALLEY
3103023033	Residential - Single	ANTELOPE VALLEY
3103023034	Residential - Single	ANTELOPE VALLEY
3103023035	Residential - Single	ANTELOPE VALLEY
3103023036	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3103023037	Residential - Single	ANTELOPE VALLEY
3103023038	Residential - Single	ANTELOPE VALLEY
3103023041	Commercial - Service Station	ANTELOPE VALLEY
3103023042	Commercial - Commercial	ANTELOPE VALLEY
3103023044	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3103023046	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3103023048	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3103023050	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3103024004	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3103024046	Residential - Single	ANTELOPE VALLEY
3103024047	Residential - Single	ANTELOPE VALLEY
3103024048	Residential - Single	ANTELOPE VALLEY
3103025001	Residential - Single	ANTELOPE VALLEY
3103025040	Residential - Single	ANTELOPE VALLEY
3103025045	Residential - Single	ANTELOPE VALLEY
3103025046	Residential - Single	ANTELOPE VALLEY
3103026001	Residential - Single	ANTELOPE VALLEY
3103026002	Residential - Single	ANTELOPE VALLEY
3103026039	Residential - Single	ANTELOPE VALLEY
3103026040	Residential - Single	ANTELOPE VALLEY
3103026041	Residential - Single	ANTELOPE VALLEY
3103026042	Residential - Single	ANTELOPE VALLEY
3103027001	Residential - Single	ANTELOPE VALLEY
3103027002	Residential - Single	ANTELOPE VALLEY
3103027003	Residential - Single	ANTELOPE VALLEY
3103027020	Residential - Single	ANTELOPE VALLEY
3103027021	Residential - Single	ANTELOPE VALLEY
3103027022	Residential - Single	ANTELOPE VALLEY
3103027023	Residential - Single	ANTELOPE VALLEY
3103027024	Residential - Single	ANTELOPE VALLEY
3103027025	Residential - Single	ANTELOPE VALLEY
3103027029	Residential - Single	ANTELOPE VALLEY
3103027032	Residential - Single	ANTELOPE VALLEY
3103027033	Residential - Single	ANTELOPE VALLEY
3103027034	Residential - Single	ANTELOPE VALLEY
3103027036	Residential - Manufactured Homes	ANTELOPE VALLEY
3103029001	Residential - Single	ANTELOPE VALLEY
3103029002	Residential - Single	ANTELOPE VALLEY
3103029003	Residential - Single	ANTELOPE VALLEY
3103029004	Residential - Single	ANTELOPE VALLEY
3103029005	Residential - Single	ANTELOPE VALLEY
3103029006	Residential - Single	ANTELOPE VALLEY
3103029007	Residential - Single	ANTELOPE VALLEY
3103029008	Residential - Single	ANTELOPE VALLEY
3103029009	Residential - Single	ANTELOPE VALLEY
3103029010	Residential - Single	ANTELOPE VALLEY
3103029015	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3103032089	Residential - Single	ANTELOPE VALLEY
3103032090	Residential - Single	ANTELOPE VALLEY
3103032091	Residential - Single	ANTELOPE VALLEY
3103032092	Residential - Single	ANTELOPE VALLEY
3103032093	Residential - Single	ANTELOPE VALLEY
3103032094	Residential - Single	ANTELOPE VALLEY
3103032095	Residential - Single	ANTELOPE VALLEY
3103032096	Residential - Single	ANTELOPE VALLEY
3110001032	Residential - Single	ANTELOPE VALLEY
3110001033	Residential - Single	ANTELOPE VALLEY
3110003010	Residential - Single	ANTELOPE VALLEY
3110003015	Residential - Single	ANTELOPE VALLEY
3110003016	Residential - Single	ANTELOPE VALLEY
3110003017	Residential - Single	ANTELOPE VALLEY
3110003018	Residential - Single	ANTELOPE VALLEY
3110003019	Residential - Single	ANTELOPE VALLEY
3110003020	Residential - Single	ANTELOPE VALLEY
3110003024	Residential - Single	ANTELOPE VALLEY
3110003027	Residential - Single	ANTELOPE VALLEY
3110003036	Residential - Single	ANTELOPE VALLEY
3110003040	Residential - Single	ANTELOPE VALLEY
3110003041	Residential - Single	ANTELOPE VALLEY
3110003042	Residential - Single	ANTELOPE VALLEY
3110003043	Residential - Single	ANTELOPE VALLEY
3110003046	Residential - Single	ANTELOPE VALLEY
3110003056	Residential - Single	ANTELOPE VALLEY
3110003057	Residential - Single	ANTELOPE VALLEY
3110003058	Residential - Single	ANTELOPE VALLEY
3110003059	Residential - Single	ANTELOPE VALLEY
3110003903	Government Owned Property	ANTELOPE VALLEY
3110003904	Residential - Single	ANTELOPE VALLEY
3110005016	Residential - Single	ANTELOPE VALLEY
3110005017	Residential - Single	ANTELOPE VALLEY
3110005033	Residential - Single	ANTELOPE VALLEY
3110005035	Residential - Single	ANTELOPE VALLEY
3110005041	Residential - Single	ANTELOPE VALLEY
3110007004	Residential - Single	ANTELOPE VALLEY
3110008001	Residential - Manufactured Homes	ANTELOPE VALLEY
3110008003	Residential - Single	ANTELOPE VALLEY
3110008004	Residential - Single	ANTELOPE VALLEY
3110008007	Residential - Single	ANTELOPE VALLEY
3110008010	Residential - Single	ANTELOPE VALLEY
3110008012	Residential - Single	ANTELOPE VALLEY
3110008014	Residential - Single	ANTELOPE VALLEY
3110008024	Residential - Single	ANTELOPE VALLEY
3110008026	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3110008028	Residential - Single	ANTELOPE VALLEY
3110008029	Residential - Single	ANTELOPE VALLEY
3110008030	Residential - Single	ANTELOPE VALLEY
3110008031	Residential - Single	ANTELOPE VALLEY
3110008032	Residential - Single	ANTELOPE VALLEY
3110008033	Residential - Single	ANTELOPE VALLEY
3110008034	Residential - Single	ANTELOPE VALLEY
3110008041	Residential - Single	ANTELOPE VALLEY
3110008042	Residential - Single	ANTELOPE VALLEY
3110008043	Residential - Single	ANTELOPE VALLEY
3110008044	Residential - Single	ANTELOPE VALLEY
3110008045	Residential - Single	ANTELOPE VALLEY
3110008046	Residential - Single	ANTELOPE VALLEY
3110008047	Residential - Single	ANTELOPE VALLEY
3110008048	Residential - Single	ANTELOPE VALLEY
3110010002	Residential - Single	ANTELOPE VALLEY
3110010003	Residential - Single	ANTELOPE VALLEY
3110010004	Residential - Single	ANTELOPE VALLEY
3110010005	Residential - Single	ANTELOPE VALLEY
3110010013	Residential - Single	ANTELOPE VALLEY
3110010014	Residential - Single	ANTELOPE VALLEY
3110010015	Residential - Single	ANTELOPE VALLEY
3110010027	Residential - Single	ANTELOPE VALLEY
3110010028	Residential - Single	ANTELOPE VALLEY
3110011006	Residential - Single	ANTELOPE VALLEY
3110011008	Residential - Single	ANTELOPE VALLEY
3110011009	Residential - Single	ANTELOPE VALLEY
3110011012	Residential - Manufactured Homes	ANTELOPE VALLEY
3110011025	Residential - Single	ANTELOPE VALLEY
3110011026	Residential - Single	ANTELOPE VALLEY
3110011027	Residential - Single	ANTELOPE VALLEY
3110011028	Residential - Single	ANTELOPE VALLEY
3110011029	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3110011030	Residential - Single	ANTELOPE VALLEY
3110011039	Residential - Single	ANTELOPE VALLEY
3110011041	Residential - Single	ANTELOPE VALLEY
3110011042	Residential - Single	ANTELOPE VALLEY
3110011043	Residential - Single	ANTELOPE VALLEY
3113001001	Residential - Single	ANTELOPE VALLEY
3113001003	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3113001042	Residential - Single	ANTELOPE VALLEY
3113001052	Residential - Single	ANTELOPE VALLEY
3113002005	Residential - Single	ANTELOPE VALLEY
3113002010	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3113002011	Residential - Single	ANTELOPE VALLEY
3113002019	Dry Farm - Desert	ANTELOPE VALLEY
3113002023	Residential - Single	ANTELOPE VALLEY
3113003002	Residential - Single	ANTELOPE VALLEY
3113003054	Residential - Single	ANTELOPE VALLEY
3113004013	Residential - Single	ANTELOPE VALLEY
3113006015	Residential - Single	ANTELOPE VALLEY
3113006041	Residential - Single	ANTELOPE VALLEY
3113006077	Residential - Single	ANTELOPE VALLEY
3113006081	Residential - Single	ANTELOPE VALLEY
3113006087	Residential - Single	ANTELOPE VALLEY
3113006088	Residential - Single	ANTELOPE VALLEY
3113010021	Residential - Single	ANTELOPE VALLEY
3113014019	Residential - Single	ANTELOPE VALLEY
3115001016	Residential - Single	ANTELOPE VALLEY
3115002014	Residential - Single	ANTELOPE VALLEY
3115005006	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3115007053	Dry Farm - Desert	ANTELOPE VALLEY
3115009002	Residential - Single	ANTELOPE VALLEY
3115009009	Residential - Single	ANTELOPE VALLEY
3115010007	Residential - Single	ANTELOPE VALLEY
3115010026	Residential - Single	ANTELOPE VALLEY
3137001030	Residential - Manufactured Home Park	ANTELOPE VALLEY
3137001031	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3137001032	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3137002012	Residential - Single	ANTELOPE VALLEY
3137002013	Residential - Single	ANTELOPE VALLEY
3137003007	Residential - Single	ANTELOPE VALLEY
3137003008	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3137003014	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	ANTELOPE VALLEY
3137003031	Residential - Single	ANTELOPE VALLEY
3137003040	Residential - Single	ANTELOPE VALLEY
3137003041	Residential - Single	ANTELOPE VALLEY
3137004001	Residential - Single	ANTELOPE VALLEY
3137004003	Residential - Single	ANTELOPE VALLEY
3137004004	Residential - Single	ANTELOPE VALLEY
3137004006	Residential - Single	ANTELOPE VALLEY
3137004007	Residential - Three Units (any combination)	ANTELOPE VALLEY
3137004037	Residential - Single	ANTELOPE VALLEY
3137005001	Residential - Single	ANTELOPE VALLEY
3137005009	Industrial - Industrial	ANTELOPE VALLEY
3137005012	Residential - Single	ANTELOPE VALLEY
3137005015	Industrial - Industrial	ANTELOPE VALLEY
3137005019	Industrial - Lumber Yard	ANTELOPE VALLEY
3137005020	Industrial - Industrial	ANTELOPE VALLEY
3137005030	Industrial - Industrial	ANTELOPE VALLEY
3137006002	Residential - Single	ANTELOPE VALLEY
3137006004	Residential - Single	ANTELOPE VALLEY
3137006034	Residential - Manufactured Home Park	ANTELOPE VALLEY
3145001008	Dry Farm - Desert	ANTELOPE VALLEY
3145009015	Residential - Manufactured Home Park	ANTELOPE VALLEY
3145013006	Residential - Single	ANTELOPE VALLEY
3145013007	Residential - Single	ANTELOPE VALLEY
3145013009	Residential - Single	ANTELOPE VALLEY
3145013010	Residential - Single	ANTELOPE VALLEY
3145013011	Residential - Single	ANTELOPE VALLEY
3145013018	Residential - Single	ANTELOPE VALLEY
3145013025	Residential - Single	ANTELOPE VALLEY
3145013026	Residential - Single	ANTELOPE VALLEY
3145013027	Residential - Single	ANTELOPE VALLEY
3145013029	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3145017041	Dry Farm - Desert	ANTELOPE VALLEY
3145018003	Residential - Single	ANTELOPE VALLEY
3145018004	Residential - Single	ANTELOPE VALLEY
3145018005	Residential - Single	ANTELOPE VALLEY
3145019006	Residential - Single	ANTELOPE VALLEY
3145020011	Dry Farm - Desert	ANTELOPE VALLEY
3145020012	Dry Farm - Desert	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3145020107	Dry Farm - Desert	ANTELOPE VALLEY
3145021018	Residential - Manufactured Homes	ANTELOPE VALLEY
3145021111	Dry Farm - Desert	ANTELOPE VALLEY
3145023007	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3145023009	Residential - Single	ANTELOPE VALLEY
3145023055	Dry Farm - Desert	ANTELOPE VALLEY
3145023096	Residential - Single	ANTELOPE VALLEY
3145023097	Residential - Single	ANTELOPE VALLEY
3145025074	Residential - Single	ANTELOPE VALLEY
3145028018	Residential - Single	ANTELOPE VALLEY
3145028022	Residential - Single	ANTELOPE VALLEY
3145029019	Residential - Single	ANTELOPE VALLEY
3145029024	Residential - Single	ANTELOPE VALLEY
3145029025	Residential - Single	ANTELOPE VALLEY
3145029028	Residential - Single	ANTELOPE VALLEY
3145029033	Residential - Single	ANTELOPE VALLEY
3145030012	Residential - Single	ANTELOPE VALLEY
3145030014	Residential - Single	ANTELOPE VALLEY
3145030021	Residential - Single	ANTELOPE VALLEY
3145030035	Residential - Single	ANTELOPE VALLEY
3145030900	Government Owned Property	ANTELOPE VALLEY
3145033079	Residential - Single	ANTELOPE VALLEY
3145033084	Residential - Single	ANTELOPE VALLEY
3145036046	Residential - Single	ANTELOPE VALLEY
3145036047	Residential - Single	ANTELOPE VALLEY
3150018001	Residential - Single	ANTELOPE VALLEY
3150018002	Residential - Single	ANTELOPE VALLEY
3150018003	Residential - Single	ANTELOPE VALLEY
3150018004	Residential - Single	ANTELOPE VALLEY
3150018005	Residential - Single	ANTELOPE VALLEY
3150018006	Residential - Single	ANTELOPE VALLEY
3150018007	Residential - Single	ANTELOPE VALLEY
3150018008	Residential - Single	ANTELOPE VALLEY
3150018009	Residential - Single	ANTELOPE VALLEY
3150018010	Residential - Single	ANTELOPE VALLEY
3150018012	Residential - Single	ANTELOPE VALLEY
3150018013	Residential - Single	ANTELOPE VALLEY
3150018015	Residential - Single	ANTELOPE VALLEY
3150018016	Residential - Single	ANTELOPE VALLEY
3150018017	Residential - Single	ANTELOPE VALLEY
3150018018	Residential - Single	ANTELOPE VALLEY
3150018020	Residential - Single	ANTELOPE VALLEY
3150018024	Residential - Single	ANTELOPE VALLEY
3150019005	Residential - Single	ANTELOPE VALLEY
3150019006	Residential - Single	ANTELOPE VALLEY
3150019007	Residential - Single	ANTELOPE VALLEY
3150019008	Residential - Single	ANTELOPE VALLEY
3150019009	Residential - Single	ANTELOPE VALLEY
3150019010	Residential - Single	ANTELOPE VALLEY
3150019011	Residential - Single	ANTELOPE VALLEY
3150019012	Residential - Single	ANTELOPE VALLEY
3150019021	Residential - Single	ANTELOPE VALLEY
3150019022	Residential - Single	ANTELOPE VALLEY
3150019023	Residential - Single	ANTELOPE VALLEY
3150019024	Residential - Single	ANTELOPE VALLEY
3150019025	Residential - Single	ANTELOPE VALLEY
3150019026	Residential - Single	ANTELOPE VALLEY
3150019027	Residential - Single	ANTELOPE VALLEY
3150019028	Residential - Single	ANTELOPE VALLEY
3150019033	Residential - Single	ANTELOPE VALLEY
3150020001	Residential - Single	ANTELOPE VALLEY
3150020002	Residential - Single	ANTELOPE VALLEY
3150020003	Residential - Single	ANTELOPE VALLEY
3150020004	Residential - Single	ANTELOPE VALLEY
3150020005	Residential - Single	ANTELOPE VALLEY
3150020006	Residential - Single	ANTELOPE VALLEY
3150020007	Residential - Single	ANTELOPE VALLEY
3150020009	Residential - Single	ANTELOPE VALLEY
3150020010	Residential - Single	ANTELOPE VALLEY
3150020011	Residential - Single	ANTELOPE VALLEY
3150020012	Residential - Single	ANTELOPE VALLEY
3150020013	Residential - Single	ANTELOPE VALLEY
3150020014	Residential - Single	ANTELOPE VALLEY
3150020015	Residential - Single	ANTELOPE VALLEY
3150020016	Residential - Single	ANTELOPE VALLEY
3150020017	Residential - Single	ANTELOPE VALLEY
3152001017	Residential - Single	ANTELOPE VALLEY
3152004004	Dry Farm - Desert	ANTELOPE VALLEY
3152004011	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3152004025	Residential - Single	ANTELOPE VALLEY
3152004027	Residential - Single	ANTELOPE VALLEY
3152006019	Residential - Single	ANTELOPE VALLEY
3152007027	Residential - Single	ANTELOPE VALLEY
3152007028	Residential - Single	ANTELOPE VALLEY
3152008039	Residential - Single	ANTELOPE VALLEY
3152009028	Residential - Single	ANTELOPE VALLEY
3152009034	Residential - Single	ANTELOPE VALLEY
3152009038	Dry Farm - Desert	ANTELOPE VALLEY
3152011018	Residential - Single	ANTELOPE VALLEY
3152011019	Residential - Single	ANTELOPE VALLEY
3152011022	Residential - Single	ANTELOPE VALLEY
3152011023	Residential - Single	ANTELOPE VALLEY
3152012020	Residential - Three Units (any combination)	ANTELOPE VALLEY
3152012021	Residential - Single	ANTELOPE VALLEY
3152012022	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3152013008	Residential - Single	ANTELOPE VALLEY
3152013010	Residential - Single	ANTELOPE VALLEY
3152013020	Residential - Single	ANTELOPE VALLEY
3152013023	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3152013024	Residential - Single	ANTELOPE VALLEY
3152014012	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3152016013	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3152016016	Residential - Single	ANTELOPE VALLEY
3152016017	Dry Farm - Desert	ANTELOPE VALLEY
3153040001	Residential - Single	ANTELOPE VALLEY
3153040002	Residential - Single	ANTELOPE VALLEY
3153040003	Residential - Single	ANTELOPE VALLEY
3153040004	Residential - Single	ANTELOPE VALLEY
3153040005	Residential - Single	ANTELOPE VALLEY
3153040006	Residential - Single	ANTELOPE VALLEY
3153040007	Residential - Single	ANTELOPE VALLEY
3153040008	Residential - Single	ANTELOPE VALLEY
3153040009	Residential - Single	ANTELOPE VALLEY
3153040010	Residential - Single	ANTELOPE VALLEY
3153040011	Residential - Single	ANTELOPE VALLEY
3153040012	Residential - Single	ANTELOPE VALLEY
3153040014	Residential - Single	ANTELOPE VALLEY
3153040015	Residential - Single	ANTELOPE VALLEY
3153040016	Residential - Single	ANTELOPE VALLEY
3153040017	Residential - Single	ANTELOPE VALLEY
3153040018	Residential - Single	ANTELOPE VALLEY
3153040019	Residential - Single	ANTELOPE VALLEY
3153040020	Residential - Single	ANTELOPE VALLEY
3153040021	Residential - Single	ANTELOPE VALLEY
3153040022	Residential - Single	ANTELOPE VALLEY
3153040025	Residential - Single	ANTELOPE VALLEY
3153040026	Residential - Single	ANTELOPE VALLEY
3153040027	Residential - Single	ANTELOPE VALLEY
3153040028	Residential - Single	ANTELOPE VALLEY
3153040029	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3153040038	Residential - Single	ANTELOPE VALLEY
3154013002	Dry Farm - Desert	ANTELOPE VALLEY
3154013005	Residential - Single	ANTELOPE VALLEY
3154013012	Residential - Single	ANTELOPE VALLEY
3154013013	Residential - Single	ANTELOPE VALLEY
3154013020	Residential - Single	ANTELOPE VALLEY
3154014008	Residential - Single	ANTELOPE VALLEY
3154016020	Residential - Single	ANTELOPE VALLEY
3154016025	Residential - Single	ANTELOPE VALLEY
3154016026	Dry Farm - Desert	ANTELOPE VALLEY
3154017004	Dry Farm - Desert	ANTELOPE VALLEY
3162009007	Residential - Single	ANTELOPE VALLEY
3162009026	Residential - Single	ANTELOPE VALLEY
3162009028	Dry Farm - Desert	ANTELOPE VALLEY
3162009030	Residential - Single	ANTELOPE VALLEY
3170013006	Residential - Single	ANTELOPE VALLEY
3170013007	Residential - Single	ANTELOPE VALLEY
3170013008	Residential - Single	ANTELOPE VALLEY
3170013009	Residential - Four Units (any combination)	ANTELOPE VALLEY
3170013023	Residential - Single	ANTELOPE VALLEY
3170013024	Residential - Single	ANTELOPE VALLEY
3175001007	Residential - Single	ANTELOPE VALLEY
3175001008	Residential - Single	ANTELOPE VALLEY
3175004013	Residential - Single	ANTELOPE VALLEY
3175004014	Residential - Single	ANTELOPE VALLEY
3175007028	Commercial - Commercial	ANTELOPE VALLEY
3175015020	Residential - Single	ANTELOPE VALLEY
3175015021	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3175015022	Residential - Single	ANTELOPE VALLEY
3175018004	Residential - Single	ANTELOPE VALLEY
3175018005	Residential - Single	ANTELOPE VALLEY
3175018006	Residential - Single	ANTELOPE VALLEY
3175018010	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3175018012	Residential - Single	ANTELOPE VALLEY
3175018013	Residential - Single	ANTELOPE VALLEY
3175018014	Residential - Single	ANTELOPE VALLEY
3175018015	Residential - Single	ANTELOPE VALLEY
3175018016	Institutional - Church	ANTELOPE VALLEY
3175018019	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3175018020	Residential - Single	ANTELOPE VALLEY
3175018021	Residential - Manufactured Homes	ANTELOPE VALLEY
3175018022	Residential - Single	ANTELOPE VALLEY
3175018023	Residential - Single	ANTELOPE VALLEY
3175018024	Residential - Single	ANTELOPE VALLEY
3175023001	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	ANTELOPE VALLEY
3203002017	Residential - Single	ANTELOPE VALLEY
3203002023	Residential - Single	ANTELOPE VALLEY
3203002032	Residential - Single	ANTELOPE VALLEY
3203003005	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3203003010	Residential - Single	ANTELOPE VALLEY
3203003011	Dry Farm - Pasture	ANTELOPE VALLEY
3203003070	Residential - Single	ANTELOPE VALLEY
3203003078	Residential - Single	ANTELOPE VALLEY
3203003080	Residential - Single	ANTELOPE VALLEY
3203004007	Residential - Single	ANTELOPE VALLEY
3203006022	Residential - Single	ANTELOPE VALLEY
3203006035	Residential - Single	ANTELOPE VALLEY
3204005018	Institutional - Homes for Aged & Others	ANTELOPE VALLEY
3204005022	Institutional - Homes for Aged & Others	ANTELOPE VALLEY
3204010003	Residential - Single	ANTELOPE VALLEY
3204010004	Residential - Single	ANTELOPE VALLEY
3204010009	Residential - Single	ANTELOPE VALLEY
3204010010	Residential - Single	ANTELOPE VALLEY
3204010013	Residential - Single	ANTELOPE VALLEY
3204010014	Residential - Single	ANTELOPE VALLEY
3204010016	Residential - Single	ANTELOPE VALLEY
3204010033	Residential - Single	ANTELOPE VALLEY
3204010034	Residential - Single	ANTELOPE VALLEY
3204010051	Residential - Single	ANTELOPE VALLEY
3204010052	Residential - Single	ANTELOPE VALLEY
3204010059	Residential - Single	ANTELOPE VALLEY
3204010065	Residential - Single	ANTELOPE VALLEY
3204010066	Residential - Single	ANTELOPE VALLEY
3204010069	Residential - Single	ANTELOPE VALLEY
3204010070	Residential - Single	ANTELOPE VALLEY
3204010073	Residential - Single	ANTELOPE VALLEY
3204010074	Residential - Single	ANTELOPE VALLEY
3204010076	Residential - Single	ANTELOPE VALLEY
3204011004	Residential - Single	ANTELOPE VALLEY
3204011006	Residential - Manufactured Homes	ANTELOPE VALLEY
3204011007	Residential - Single	ANTELOPE VALLEY
3204011016	Residential - Single	ANTELOPE VALLEY
3204011018	Residential - Single	ANTELOPE VALLEY
3204011026	Residential - Single	ANTELOPE VALLEY
3204011029	Residential - Single	ANTELOPE VALLEY
3204011030	Residential - Single	ANTELOPE VALLEY
3204011031	Residential - Single	ANTELOPE VALLEY
3204011038	Residential - Single	ANTELOPE VALLEY
3204011039	Residential - Single	ANTELOPE VALLEY
3204011040	Residential - Single	ANTELOPE VALLEY
3204011041	Residential - Single	ANTELOPE VALLEY
3204011044	Residential - Single	ANTELOPE VALLEY
3204011045	Residential - Single	ANTELOPE VALLEY
3204011046	Residential - Single	ANTELOPE VALLEY
3204011047	Residential - Single	ANTELOPE VALLEY
3204011048	Residential - Single	ANTELOPE VALLEY
3204011049	Residential - Single	ANTELOPE VALLEY
3204011050	Residential - Single	ANTELOPE VALLEY
3204011051	Residential - Single	ANTELOPE VALLEY
3204011052	Residential - Single	ANTELOPE VALLEY
3204011053	Residential - Single	ANTELOPE VALLEY
3204011054	Residential - Single	ANTELOPE VALLEY
3204011055	Residential - Single	ANTELOPE VALLEY
3204011056	Residential - Single	ANTELOPE VALLEY
3204011057	Residential - Single	ANTELOPE VALLEY
3204011058	Residential - Single	ANTELOPE VALLEY
3204012006	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3204012008	Residential - Manufactured Homes	ANTELOPE VALLEY
3204012009	Residential - Single	ANTELOPE VALLEY
3204012010	Residential - Single	ANTELOPE VALLEY
3204012011	Residential - Single	ANTELOPE VALLEY
3204012013	Residential - Single	ANTELOPE VALLEY
3204012014	Residential - Single	ANTELOPE VALLEY
3204012015	Residential - Single	ANTELOPE VALLEY
3204012016	Residential - Single	ANTELOPE VALLEY
3204012019	Residential - Single	ANTELOPE VALLEY
3204012020	Residential - Single	ANTELOPE VALLEY
3204012024	Residential - Single	ANTELOPE VALLEY
3204012025	Residential - Single	ANTELOPE VALLEY
3204012026	Residential - Single	ANTELOPE VALLEY
3204012027	Residential - Single	ANTELOPE VALLEY
3204012028	Residential - Single	ANTELOPE VALLEY
3204012030	Residential - Single	ANTELOPE VALLEY
3204012031	Residential - Single	ANTELOPE VALLEY
3204012033	Residential - Single	ANTELOPE VALLEY
3204012902	Government Owned Property	ANTELOPE VALLEY
3204013002	Residential - Single	ANTELOPE VALLEY
3204013003	Residential - Single	ANTELOPE VALLEY
3204013004	Residential - Single	ANTELOPE VALLEY
3204013005	Residential - Single	ANTELOPE VALLEY
3204013006	Residential - Single	ANTELOPE VALLEY
3204013008	Residential - Single	ANTELOPE VALLEY
3204013009	Residential - Single	ANTELOPE VALLEY
3204013011	Residential - Single	ANTELOPE VALLEY
3204013012	Residential - Single	ANTELOPE VALLEY
3204013013	Residential - Single	ANTELOPE VALLEY
3204013014	Residential - Single	ANTELOPE VALLEY
3204013015	Residential - Single	ANTELOPE VALLEY
3204013018	Residential - Single	ANTELOPE VALLEY
3204013019	Residential - Single	ANTELOPE VALLEY
3204013020	Residential - Single	ANTELOPE VALLEY
3204013021	Residential - Single	ANTELOPE VALLEY
3204013022	Residential - Single	ANTELOPE VALLEY
3204013023	Residential - Single	ANTELOPE VALLEY
3204013024	Residential - Single	ANTELOPE VALLEY
3204013025	Residential - Single	ANTELOPE VALLEY
3204013026	Residential - Single	ANTELOPE VALLEY
3204013027	Residential - Single	ANTELOPE VALLEY
3204014003	Residential - Single	ANTELOPE VALLEY
3204014004	Residential - Single	ANTELOPE VALLEY
3204014005	Residential - Single	ANTELOPE VALLEY
3204014006	Residential - Single	ANTELOPE VALLEY
3204014007	Residential - Single	ANTELOPE VALLEY
3204014008	Residential - Single	ANTELOPE VALLEY
3204014009	Residential - Single	ANTELOPE VALLEY
3204014010	Residential - Single	ANTELOPE VALLEY
3204014011	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3204014012	Residential - Single	ANTELOPE VALLEY
3204014013	Residential - Single	ANTELOPE VALLEY
3204014016	Residential - Single	ANTELOPE VALLEY
3204014018	Residential - Single	ANTELOPE VALLEY
3204014019	Residential - Single	ANTELOPE VALLEY
3204014021	Residential - Single	ANTELOPE VALLEY
3204014023	Residential - Single	ANTELOPE VALLEY
3204014024	Residential - Single	ANTELOPE VALLEY
3204014025	Residential - Single	ANTELOPE VALLEY
3204014026	Residential - Single	ANTELOPE VALLEY
3204014027	Residential - Single	ANTELOPE VALLEY
3204015001	Residential - Single	ANTELOPE VALLEY
3204015002	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3204015003	Residential - Single	ANTELOPE VALLEY
3204015004	Residential - Single	ANTELOPE VALLEY
3204015006	Residential - Single	ANTELOPE VALLEY
3204015007	Residential - Single	ANTELOPE VALLEY
3204015008	Residential - Single	ANTELOPE VALLEY
3204015010	Residential - Single	ANTELOPE VALLEY
3204015011	Residential - Single	ANTELOPE VALLEY
3204015016	Residential - Single	ANTELOPE VALLEY
3204015017	Residential - Single	ANTELOPE VALLEY
3204015021	Residential - Single	ANTELOPE VALLEY
3204015024	Residential - Single	ANTELOPE VALLEY
3204016067	Institutional - Homes for Aged & Others	ANTELOPE VALLEY
3204029038	Residential - Single	ANTELOPE VALLEY
3204029039	Residential - Single	ANTELOPE VALLEY
3204029045	Residential - Single	ANTELOPE VALLEY
3204029046	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3205007006	Residential - Single	ANTELOPE VALLEY
3205007007	Residential - Single	ANTELOPE VALLEY
3205007018	Residential - Single	ANTELOPE VALLEY
3205007022	Residential - Single	ANTELOPE VALLEY
3205007024	Residential - Single	ANTELOPE VALLEY
3205008027	Residential - Single	ANTELOPE VALLEY
3205008028	Residential - Single	ANTELOPE VALLEY
3205008035	Residential - Single	ANTELOPE VALLEY
3205008037	Residential - Single	ANTELOPE VALLEY
3205011007	Residential - Single	ANTELOPE VALLEY
3205011012	Residential - Manufactured Home Park	ANTELOPE VALLEY
3205012006	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3205012007	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3205012019	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3205012020	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3205013010	Commercial - Store	ANTELOPE VALLEY
3205013014	Residential - Single	ANTELOPE VALLEY
3206007061	Residential - Single	ANTELOPE VALLEY
3208003018	Residential - Single	ANTELOPE VALLEY
3208003038	Dry Farm - Desert	ANTELOPE VALLEY
3208004040	Dry Farm - Desert	ANTELOPE VALLEY
3208004042	Residential - Single	ANTELOPE VALLEY
3208004046	Residential - Single	ANTELOPE VALLEY
3208005041	Residential - Single	ANTELOPE VALLEY
3208006025	Dry Farm - Desert	ANTELOPE VALLEY
3208007022	Residential - Single	ANTELOPE VALLEY
3208007031	Residential - Single	ANTELOPE VALLEY
3208008025	Residential - Single	ANTELOPE VALLEY
3208008029	Residential - Single	ANTELOPE VALLEY
3208008030	Residential - Single	ANTELOPE VALLEY
3208008041	Residential - Single	ANTELOPE VALLEY
3208011060	Residential - Single	ANTELOPE VALLEY
3208011061	Residential - Single	ANTELOPE VALLEY
3208011062	Residential - Single	ANTELOPE VALLEY
3208011063	Residential - Single	ANTELOPE VALLEY
3208011065	Residential - Single	ANTELOPE VALLEY
3208012089	Dry Farm - Desert	ANTELOPE VALLEY
3208014086	Commercial - Store	ANTELOPE VALLEY
3208014900	Government Owned Property	ANTELOPE VALLEY
3208017020	Residential - Single	ANTELOPE VALLEY
3208017030	Residential - Single	ANTELOPE VALLEY
3208017037	Residential - Single	ANTELOPE VALLEY
3208017038	Residential - Single	ANTELOPE VALLEY
3208017039	Residential - Single	ANTELOPE VALLEY
3208017042	Residential - Single	ANTELOPE VALLEY
3208017044	Residential - Single	ANTELOPE VALLEY
3208017045	Residential - Single	ANTELOPE VALLEY
3208017072	Residential - Single	ANTELOPE VALLEY
3208018005	Residential - Single	ANTELOPE VALLEY
3208018022	Residential - Single	ANTELOPE VALLEY
3208018023	Residential - Manufactured Homes	ANTELOPE VALLEY
3208018027	Residential - Single	ANTELOPE VALLEY
3208018042	Residential - Single	ANTELOPE VALLEY
3208018043	Residential - Single	ANTELOPE VALLEY
3208018044	Residential - Single	ANTELOPE VALLEY
3208018045	Residential - Single	ANTELOPE VALLEY
3208018046	Residential - Single	ANTELOPE VALLEY
3208018053	Residential - Manufactured Homes	ANTELOPE VALLEY
3208018057	Residential - Single	ANTELOPE VALLEY
3208018901	Government Owned Property	ANTELOPE VALLEY
3208019006	Commercial - Commercial	ANTELOPE VALLEY
3208019011	Residential - Single	ANTELOPE VALLEY
3208019017	Residential - Single	ANTELOPE VALLEY
3208019018	Residential - Single	ANTELOPE VALLEY
3208019022	Commercial - Commercial	ANTELOPE VALLEY
3208019026	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3208019027	Residential - Single	ANTELOPE VALLEY
3208019900	Government Owned Property	ANTELOPE VALLEY
3208019901	Government Owned Property	ANTELOPE VALLEY
3208020900	Residential - Single	ANTELOPE VALLEY
3208021022	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3208021023	Residential - Single	ANTELOPE VALLEY
3208022012	Residential - Single	ANTELOPE VALLEY
3208022013	Residential - Single	ANTELOPE VALLEY
3208022014	Dry Farm - Desert	ANTELOPE VALLEY
3208022017	Residential - Single	ANTELOPE VALLEY
3208022018	Institutional - Church	ANTELOPE VALLEY
3208022020	Residential - Single	ANTELOPE VALLEY
3208022021	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3208022022	Residential - Single	ANTELOPE VALLEY
3208022023	Residential - Single	ANTELOPE VALLEY
3208022026	Residential - Single	ANTELOPE VALLEY
3208024020	Residential - Manufactured Homes	ANTELOPE VALLEY
3208024027	Residential - Single	ANTELOPE VALLEY
3208024028	Residential - Single	ANTELOPE VALLEY
3208024029	Residential - Single	ANTELOPE VALLEY
3208024037	Residential - Single	ANTELOPE VALLEY
3208024044	Residential - Single	ANTELOPE VALLEY
3208024050	Residential - Single	ANTELOPE VALLEY
3208024052	Residential - Single	ANTELOPE VALLEY
3208024054	Residential - Single	ANTELOPE VALLEY
3208024055	Residential - Single	ANTELOPE VALLEY
3208024056	Residential - Single	ANTELOPE VALLEY
3208024057	Residential - Single	ANTELOPE VALLEY
3208024058	Residential - Single	ANTELOPE VALLEY
3208024061	Residential - Single	ANTELOPE VALLEY
3208024062	Residential - Single	ANTELOPE VALLEY
3208026002	Commercial - Commercial	ANTELOPE VALLEY
3208026004	Residential - Single	ANTELOPE VALLEY
3208026006	Residential - Single	ANTELOPE VALLEY
3208026007	Residential - Single	ANTELOPE VALLEY
3208026008	Commercial - Commercial	ANTELOPE VALLEY
3208026041	Residential - Single	ANTELOPE VALLEY
3208026042	Residential - Single	ANTELOPE VALLEY
3208026053	Residential - Single	ANTELOPE VALLEY
3208026055	Residential - Single	ANTELOPE VALLEY
3208027027	Residential - Single	ANTELOPE VALLEY
3208033086	Residential - Single	ANTELOPE VALLEY
3209001011	Residential - Single	ANTELOPE VALLEY
3209001013	Residential - Single	ANTELOPE VALLEY
3209001014	Residential - Single	ANTELOPE VALLEY
3209001016	Residential - Single	ANTELOPE VALLEY
3209001017	Residential - Manufactured Homes	ANTELOPE VALLEY
3209001018	Residential - Single	ANTELOPE VALLEY
3209001023	Commercial - Commercial	ANTELOPE VALLEY
3209001026	Residential - Single	ANTELOPE VALLEY
3209001028	Residential - Single	ANTELOPE VALLEY
3209001029	Residential - Single	ANTELOPE VALLEY
3209001031	Residential - Single	ANTELOPE VALLEY
3209003034	Dry Farm - Desert	ANTELOPE VALLEY
3209003052	Residential - Single	ANTELOPE VALLEY
3209003053	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3209003062	Residential - Single	ANTELOPE VALLEY
3209011010	Dry Farm - Desert	ANTELOPE VALLEY
3209014012	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3209016026	Residential - Single	ANTELOPE VALLEY
3209017023	Recreational - Camp	ANTELOPE VALLEY
3209017805	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3209020062	Residential - Single	ANTELOPE VALLEY
3209020063	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3216012015	Residential - Single	ANTELOPE VALLEY
3216015003	Residential - Single	ANTELOPE VALLEY
3216015004	Residential - Single	ANTELOPE VALLEY
3216015008	Residential - Single	ANTELOPE VALLEY
3216015017	Residential - Single	ANTELOPE VALLEY
3216015022	Dry Farm - Desert	ANTELOPE VALLEY
3216015024	Residential - Single	ANTELOPE VALLEY
3216015032	Residential - Single	ANTELOPE VALLEY
3216017020	Residential - Single	ANTELOPE VALLEY
3216017028	Residential - Single	ANTELOPE VALLEY
3216018033	Residential - Single	ANTELOPE VALLEY
3216018037	Residential - Single	ANTELOPE VALLEY
3216018040	Residential - Single	ANTELOPE VALLEY
3216024007	Residential - Single	ANTELOPE VALLEY
3216024008	Residential - Single	ANTELOPE VALLEY
3218007006	Dry Farm - Desert	ANTELOPE VALLEY
3218007007	Residential - Single	ANTELOPE VALLEY
3218007008	Dry Farm - Desert	ANTELOPE VALLEY
3218017002	Residential - Single	ANTELOPE VALLEY
3218032002	Residential - (open)	ANTELOPE VALLEY
3218032003	Residential - Single	ANTELOPE VALLEY
3218032010	Residential - Single	ANTELOPE VALLEY
3219006023	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3219006027	Residential - Single	ANTELOPE VALLEY
3219009003	Dry Farm - Desert	ANTELOPE VALLEY
3219010001	Residential - Four Units (any combination)	ANTELOPE VALLEY
3219018003	Residential - Single	ANTELOPE VALLEY
3219018011	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3220015034	Residential - Single	ANTELOPE VALLEY
3220015035	Residential - Single	ANTELOPE VALLEY
3220015037	Residential - Single	ANTELOPE VALLEY
3220015038	Residential - Single	ANTELOPE VALLEY
3220015039	Residential - Single	ANTELOPE VALLEY
3220015040	Residential - Single	ANTELOPE VALLEY
3220015042	Residential - Single	ANTELOPE VALLEY
3220015043	Residential - Manufactured Homes	ANTELOPE VALLEY
3220015046	Residential - Single	ANTELOPE VALLEY
3220015047	Residential - Manufactured Homes	ANTELOPE VALLEY
3220015052	Residential - Single	ANTELOPE VALLEY
3220015054	Residential - Single	ANTELOPE VALLEY
3220015055	Residential - Single	ANTELOPE VALLEY
3220015056	Residential - Single	ANTELOPE VALLEY
3220016001	Residential - Manufactured Homes	ANTELOPE VALLEY
3220016002	Residential - Single	ANTELOPE VALLEY
3220016003	Residential - Single	ANTELOPE VALLEY
3220016004	Residential - Single	ANTELOPE VALLEY
3220016005	Residential - Single	ANTELOPE VALLEY
3220016006	Residential - Single	ANTELOPE VALLEY
3220016007	Residential - Single	ANTELOPE VALLEY
3220017005	Irrigated Farm	ANTELOPE VALLEY
3220017006	Residential - Single	ANTELOPE VALLEY
3220017007	Residential - Manufactured Homes	ANTELOPE VALLEY
3220017008	Residential - Single	ANTELOPE VALLEY
3220017010	Residential - Single	ANTELOPE VALLEY
3220017011	Residential - Single	ANTELOPE VALLEY
3220017012	Residential - Single	ANTELOPE VALLEY
3220017013	Residential - Single	ANTELOPE VALLEY
3220017016	Residential - Single	ANTELOPE VALLEY
3220017017	Irrigated Farm	ANTELOPE VALLEY
3220017018	Residential - Single	ANTELOPE VALLEY
3220017019	Residential - Single	ANTELOPE VALLEY
3220017021	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3220017022	Residential - Single	ANTELOPE VALLEY
3220017026	Residential - Single	ANTELOPE VALLEY
3220017027	Dry Farm - Desert	ANTELOPE VALLEY
3220018004	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3220018005	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3220018006	Residential - Single	ANTELOPE VALLEY
3220018008	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3220018009	Recreational - Athletic and Amusement Facility	ANTELOPE VALLEY
3220018011	Residential - Single	ANTELOPE VALLEY
3220018012	Residential - Single	ANTELOPE VALLEY
3220018015	Residential - Single	ANTELOPE VALLEY
3220018016	Residential - Single	ANTELOPE VALLEY
3220018017	Residential - Single	ANTELOPE VALLEY
3220018018	Residential - Single	ANTELOPE VALLEY
3220018021	Residential - Single	ANTELOPE VALLEY
3220018022	Residential - Single	ANTELOPE VALLEY
3220018023	Dry Farm - Desert	ANTELOPE VALLEY
3220018024	Residential - Single	ANTELOPE VALLEY
3220018026	Residential - Single	ANTELOPE VALLEY
3220018028	Residential - Single	ANTELOPE VALLEY
3220018029	Residential - Single	ANTELOPE VALLEY
3220018032	Residential - Single	ANTELOPE VALLEY
3220018036	Residential - Manufactured Homes	ANTELOPE VALLEY
3220018037	Residential - Single	ANTELOPE VALLEY
3220018038	Residential - Single	ANTELOPE VALLEY
3220018041	Residential - Single	ANTELOPE VALLEY
3220018042	Residential - Single	ANTELOPE VALLEY
3220018043	Residential - Single	ANTELOPE VALLEY
3220018044	Residential - Single	ANTELOPE VALLEY
3220018047	Residential - Single	ANTELOPE VALLEY
3220018048	Residential - Single	ANTELOPE VALLEY
3220019001	Residential - Single	ANTELOPE VALLEY
3220019002	Residential - Manufactured Homes	ANTELOPE VALLEY
3220019006	Residential - Single	ANTELOPE VALLEY
3220019008	Residential - Single	ANTELOPE VALLEY
3220019009	Residential - Single	ANTELOPE VALLEY
3220019010	Residential - Single	ANTELOPE VALLEY
3220019013	Residential - Single	ANTELOPE VALLEY
3220019014	Residential - Single	ANTELOPE VALLEY
3220019015	Residential - Single	ANTELOPE VALLEY
3220019017	Residential - Single	ANTELOPE VALLEY
3220019019	Residential - Single	ANTELOPE VALLEY
3220019022	Residential - Single	ANTELOPE VALLEY
3220019025	Residential - Single	ANTELOPE VALLEY
3220019026	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3220019027	Residential - Single	ANTELOPE VALLEY
3220019028	Residential - Single	ANTELOPE VALLEY
3220019030	Residential - Single	ANTELOPE VALLEY
3220019031	Residential - Single	ANTELOPE VALLEY
3220019032	Dry Farm - Desert	ANTELOPE VALLEY
3220019033	Residential - Single	ANTELOPE VALLEY
3220019034	Residential - Single	ANTELOPE VALLEY
3220019035	Residential - Manufactured Homes	ANTELOPE VALLEY
3220019036	Residential - Single	ANTELOPE VALLEY
3220019038	Residential - Single	ANTELOPE VALLEY
3220019041	Dry Farm - Desert	ANTELOPE VALLEY
3220019042	Residential - Single	ANTELOPE VALLEY
3223004015	Residential - Manufactured Homes	ANTELOPE VALLEY
3224003020	Commercial - Office Building	ANTELOPE VALLEY
3224003021	Miscellaneous - Privately owned	ANTELOPE VALLEY
3225003016	Residential - Single	ANTELOPE VALLEY
3225004001	Residential - Single	ANTELOPE VALLEY
3225024008	Dry Farm - Desert	ANTELOPE VALLEY
3225025015	Dry Farm - Desert	ANTELOPE VALLEY
3227003006	Residential - Single	ANTELOPE VALLEY
3227004017	Residential - Single	ANTELOPE VALLEY
3227005024	Residential - Single	ANTELOPE VALLEY
3227009013	Residential - Single	ANTELOPE VALLEY
3227009018	Residential - Single	ANTELOPE VALLEY
3227009024	Residential - Single	ANTELOPE VALLEY
3227009025	Residential - Single	ANTELOPE VALLEY
3227009026	Residential - Single	ANTELOPE VALLEY
3227009028	Residential - Single	ANTELOPE VALLEY
3227009029	Residential - Single	ANTELOPE VALLEY
3227010017	Residential - Single	ANTELOPE VALLEY
3227010020	Residential - Single	ANTELOPE VALLEY
3227010024	Residential - Single	ANTELOPE VALLEY
3227010025	Residential - Single	ANTELOPE VALLEY
3227010026	Residential - Single	ANTELOPE VALLEY
3227010030	Residential - Single	ANTELOPE VALLEY
3227010032	Residential - Single	ANTELOPE VALLEY
3227010033	Residential - Single	ANTELOPE VALLEY
3227011001	Residential - Single	ANTELOPE VALLEY
3227011002	Residential - Single	ANTELOPE VALLEY
3227011007	Residential - Single	ANTELOPE VALLEY
3227011020	Residential - Single	ANTELOPE VALLEY
3227011021	Residential - Single	ANTELOPE VALLEY
3227011022	Residential - Single	ANTELOPE VALLEY
3227011023	Residential - Single	ANTELOPE VALLEY
3227011024	Residential - Single	ANTELOPE VALLEY
3227011025	Residential - Single	ANTELOPE VALLEY
3227011027	Residential - Single	ANTELOPE VALLEY
3227011030	Residential - Single	ANTELOPE VALLEY
3227011032	Residential - Single	ANTELOPE VALLEY
3227015007	Residential - Single	ANTELOPE VALLEY
3227015008	Residential - Single	ANTELOPE VALLEY
3227015010	Residential - Manufactured Homes	ANTELOPE VALLEY
3227015011	Residential - Single	ANTELOPE VALLEY
3227015013	Residential - Single	ANTELOPE VALLEY
3227015016	Residential - Single	ANTELOPE VALLEY
3227015024	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3227015029	Residential - Single	ANTELOPE VALLEY
3227016033	Residential - Single	ANTELOPE VALLEY
3227017021	Residential - Single	ANTELOPE VALLEY
3227017024	Residential - Single	ANTELOPE VALLEY
3227017027	Residential - Single	ANTELOPE VALLEY
3227018022	Residential - Single	ANTELOPE VALLEY
3227019011	Residential - Single	ANTELOPE VALLEY
3227019017	Residential - Single	ANTELOPE VALLEY
3227019018	Residential - Single	ANTELOPE VALLEY
3227019022	Residential - Single	ANTELOPE VALLEY
3227019024	Residential - Single	ANTELOPE VALLEY
3227019025	Residential - Single	ANTELOPE VALLEY
3227020004	Residential - Single	ANTELOPE VALLEY
3227020006	Residential - Single	ANTELOPE VALLEY
3227020007	Residential - Single	ANTELOPE VALLEY
3227020008	Residential - Single	ANTELOPE VALLEY
3227020016	Residential - Single	ANTELOPE VALLEY
3227020029	Residential - Single	ANTELOPE VALLEY
3227020030	Residential - Single	ANTELOPE VALLEY
3227020033	Residential - Single	ANTELOPE VALLEY
3227020034	Residential - Single	ANTELOPE VALLEY
3227020036	Residential - Single	ANTELOPE VALLEY
3227020037	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3227030027	Residential - Single	ANTELOPE VALLEY
3227030031	Residential - Single	ANTELOPE VALLEY
3227030038	Residential - Single	ANTELOPE VALLEY
3227030041	Residential - Single	ANTELOPE VALLEY
3227030044	Residential - Single	ANTELOPE VALLEY
3227030045	Residential - Single	ANTELOPE VALLEY
3227031014	Residential - Single	ANTELOPE VALLEY
3227031016	Residential - Single	ANTELOPE VALLEY
3227031020	Residential - Single	ANTELOPE VALLEY
3227031022	Residential - Single	ANTELOPE VALLEY
3227031023	Residential - Single	ANTELOPE VALLEY
3227031026	Residential - Single	ANTELOPE VALLEY
3227031039	Residential - Single	ANTELOPE VALLEY
3227031040	Residential - Single	ANTELOPE VALLEY
3227031042	Residential - Single	ANTELOPE VALLEY
3227031044	Residential - Single	ANTELOPE VALLEY
3227031047	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3227032010	Residential - Single	ANTELOPE VALLEY
3227032012	Residential - Single	ANTELOPE VALLEY
3227032046	Residential - Single	ANTELOPE VALLEY
3227032050	Residential - Single	ANTELOPE VALLEY
3227032052	Residential - Single	ANTELOPE VALLEY
3227032054	Residential - Single	ANTELOPE VALLEY
3228002002	Dry Farm - Pasture	ANTELOPE VALLEY
3228002003	Residential - Manufactured Homes	ANTELOPE VALLEY
3228002302		ANTELOPE VALLEY
3228003002	Residential - Single	ANTELOPE VALLEY
3228003007	Residential - Single	ANTELOPE VALLEY
3228003009	Residential - Single	ANTELOPE VALLEY
3228003010	Residential - Single	ANTELOPE VALLEY
3228003015	Residential - Single	ANTELOPE VALLEY
3228004005	Residential - Single	ANTELOPE VALLEY
3228004008	Residential - Single	ANTELOPE VALLEY
3228004011	Residential - Single	ANTELOPE VALLEY
3228004020	Residential - Single	ANTELOPE VALLEY
3228004027	Residential - Single	ANTELOPE VALLEY
3228004033	Residential - Single	ANTELOPE VALLEY
3228004035	Residential - Single	ANTELOPE VALLEY
3228004036	Residential - Single	ANTELOPE VALLEY
3228004037	Residential - Single	ANTELOPE VALLEY
3228004039	Residential - Single	ANTELOPE VALLEY
3228004040	Residential - Single	ANTELOPE VALLEY
3228004041	Residential - Single	ANTELOPE VALLEY
3228005032	Residential - Single	ANTELOPE VALLEY
3228005036	Residential - Single	ANTELOPE VALLEY
3228005040	Residential - Single	ANTELOPE VALLEY
3228005041	Residential - Single	ANTELOPE VALLEY
3228005042	Residential - Single	ANTELOPE VALLEY
3228006003	Residential - Single	ANTELOPE VALLEY
3228007001	Residential - Single	ANTELOPE VALLEY
3228007005	Residential - Single	ANTELOPE VALLEY
3228007023	Residential - Single	ANTELOPE VALLEY
3228007024	Residential - Single	ANTELOPE VALLEY
3228007025	Residential - Single	ANTELOPE VALLEY
3228007026	Residential - Single	ANTELOPE VALLEY
3228007028	Residential - Single	ANTELOPE VALLEY
3228008006	Residential - Single	ANTELOPE VALLEY
3228008011	Residential - Single	ANTELOPE VALLEY
3228008012	Residential - Single	ANTELOPE VALLEY
3228008017	Residential - Single	ANTELOPE VALLEY
3228008019	Residential - Single	ANTELOPE VALLEY
3228008020	Residential - Single	ANTELOPE VALLEY
3228008021	Residential - Single	ANTELOPE VALLEY
3228008022	Residential - Single	ANTELOPE VALLEY
3228008023	Residential - Single	ANTELOPE VALLEY
3228008025	Residential - Single	ANTELOPE VALLEY
3228010014	Residential - Single	ANTELOPE VALLEY
3228010015	Residential - Single	ANTELOPE VALLEY
3228010016	Residential - Single	ANTELOPE VALLEY
3228010030	Residential - Single	ANTELOPE VALLEY
3228010031	Residential - Single	ANTELOPE VALLEY
3228010032	Residential - Single	ANTELOPE VALLEY
3228010033	Residential - Single	ANTELOPE VALLEY
3228010034	Residential - Single	ANTELOPE VALLEY
3228011008	Residential - Single	ANTELOPE VALLEY
3228011028	Residential - Single	ANTELOPE VALLEY
3228012002	Residential - Single	ANTELOPE VALLEY
3228012003	Residential - Single	ANTELOPE VALLEY
3228012004	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3228012022	Commercial - Store	ANTELOPE VALLEY
3228012024	Residential - Single	ANTELOPE VALLEY
3228013014	Residential - Single	ANTELOPE VALLEY
3228014004	Residential - Single	ANTELOPE VALLEY
3228014005	Residential - Single	ANTELOPE VALLEY
3228014006	Residential - Single	ANTELOPE VALLEY
3228014021	Residential - Single	ANTELOPE VALLEY
3228014028	Residential - Single	ANTELOPE VALLEY
3228014030	Residential - Single	ANTELOPE VALLEY
3228014033	Residential - Single	ANTELOPE VALLEY
3228015005	Residential - Single	ANTELOPE VALLEY
3228015023	Residential - Single	ANTELOPE VALLEY
3228015024	Residential - Single	ANTELOPE VALLEY
3228015029	Residential - Single	ANTELOPE VALLEY
3228015031	Residential - Single	ANTELOPE VALLEY
3228015033	Residential - Single	ANTELOPE VALLEY
3228016003	Residential - Single	ANTELOPE VALLEY
3228016006	Residential - Single	ANTELOPE VALLEY
3228016007	Residential - Single	ANTELOPE VALLEY
3228016008	Residential - Single	ANTELOPE VALLEY
3228016014	Residential - Single	ANTELOPE VALLEY
3228016016	Residential - Single	ANTELOPE VALLEY
3228016017	Residential - Single	ANTELOPE VALLEY
3228016018	Residential - Single	ANTELOPE VALLEY
3228016021	Residential - Single	ANTELOPE VALLEY
3228016022	Residential - Single	ANTELOPE VALLEY
3228016023	Residential - Single	ANTELOPE VALLEY
3228016025	Residential - Single	ANTELOPE VALLEY
3228016026	Residential - Single	ANTELOPE VALLEY
3228016029	Residential - Single	ANTELOPE VALLEY
3228016030	Residential - Single	ANTELOPE VALLEY
3228016034	Residential - Single	ANTELOPE VALLEY
3228016036	Residential - Single	ANTELOPE VALLEY
3228016038	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3228016041	Residential - Single	ANTELOPE VALLEY
3228018018	Residential - Single	ANTELOPE VALLEY
3228018020	Residential - Single	ANTELOPE VALLEY
3228018021	Residential - Single	ANTELOPE VALLEY
3228019010	Residential - Single	ANTELOPE VALLEY
3228019014	Residential - Manufactured Homes	ANTELOPE VALLEY
3228019015	Residential - Single	ANTELOPE VALLEY
3228019021	Residential - Single	ANTELOPE VALLEY
3228019024	Residential - Single	ANTELOPE VALLEY
3228019025	Residential - Single	ANTELOPE VALLEY
3228020011	Residential - Single	ANTELOPE VALLEY
3228020017	Residential - Single	ANTELOPE VALLEY
3228020018	Residential - Single	ANTELOPE VALLEY
3228020019	Residential - Single	ANTELOPE VALLEY
3228020031	Residential - Single	ANTELOPE VALLEY
3228022001	Residential - Single	ANTELOPE VALLEY
3228022002	Residential - Single	ANTELOPE VALLEY
3228022003	Residential - Single	ANTELOPE VALLEY
3228022020	Residential - Single	ANTELOPE VALLEY
3228022021	Residential - Single	ANTELOPE VALLEY
3228022023	Residential - Three Units (any combination)	ANTELOPE VALLEY
3228022024	Residential - Single	ANTELOPE VALLEY
3228023010	Residential - Single	ANTELOPE VALLEY
3228023011	Residential - Single	ANTELOPE VALLEY
3228023012	Residential - Single	ANTELOPE VALLEY
3228023013	Residential - Single	ANTELOPE VALLEY
3228023014	Residential - Single	ANTELOPE VALLEY
3228023015	Residential - Single	ANTELOPE VALLEY
3228023023	Residential - Single	ANTELOPE VALLEY
3228023036	Residential - Single	ANTELOPE VALLEY
3228023038	Residential - Single	ANTELOPE VALLEY
3228023039	Residential - Single	ANTELOPE VALLEY
3228023042	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3228023043	Residential - Single	ANTELOPE VALLEY
3228023044	Residential - Single	ANTELOPE VALLEY
3228024006	Residential - Single	ANTELOPE VALLEY
3228024018	Residential - Single	ANTELOPE VALLEY
3228024020	Residential - Single	ANTELOPE VALLEY
3228024021	Residential - Single	ANTELOPE VALLEY
3228024023	Residential - Single	ANTELOPE VALLEY
3228024024	Residential - Single	ANTELOPE VALLEY
3228024025	Residential - Single	ANTELOPE VALLEY
3228024026	Commercial - Commercial	ANTELOPE VALLEY
3228024027	Residential - Single	ANTELOPE VALLEY
3228025011	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3228025014	Residential - Single	ANTELOPE VALLEY
3228025020	Residential - Single	ANTELOPE VALLEY
3228025022	Residential - Single	ANTELOPE VALLEY
3228025027	Residential - Single	ANTELOPE VALLEY
3228025028	Residential - Single	ANTELOPE VALLEY
3228025031	Commercial - Commercial	ANTELOPE VALLEY
3228025038	Residential - Single	ANTELOPE VALLEY
3228025039	Residential - Single	ANTELOPE VALLEY
3228025045	Residential - Single	ANTELOPE VALLEY
3228025046	Residential - Single	ANTELOPE VALLEY
3228026011	Residential - Single	ANTELOPE VALLEY
3228026016	Residential - Single	ANTELOPE VALLEY
3228026021	Residential - Single	ANTELOPE VALLEY
3228026024	Residential - Manufactured Homes	ANTELOPE VALLEY
3228027011	Residential - Single	ANTELOPE VALLEY
3228027017	Residential - Single	ANTELOPE VALLEY
3228027020	Residential - Single	ANTELOPE VALLEY
3228027043	Residential - Single	ANTELOPE VALLEY
3228027046	Residential - Single	ANTELOPE VALLEY
3228027047	Residential - Single	ANTELOPE VALLEY
3228027048	Residential - Single	ANTELOPE VALLEY
3228028002	Residential - Single	ANTELOPE VALLEY
3228028007	Residential - Single	ANTELOPE VALLEY
3228028024	Residential - Manufactured Homes	ANTELOPE VALLEY
3228028025	Residential - Single	ANTELOPE VALLEY
3228029027	Residential - Single	ANTELOPE VALLEY
3228029029	Residential - Single	ANTELOPE VALLEY
3228030018	Residential - Single	ANTELOPE VALLEY
3228031020	Residential - Single	ANTELOPE VALLEY
3228031021	Residential - Single	ANTELOPE VALLEY
3228031027	Residential - Single	ANTELOPE VALLEY
3228033003	Residential - Single	ANTELOPE VALLEY
3228033004	Residential - Single	ANTELOPE VALLEY
3228033011	Residential - Single	ANTELOPE VALLEY
3228033025	Commercial - Commercial	ANTELOPE VALLEY
3228033026	Residential - Single	ANTELOPE VALLEY
3228033027	Residential - Single	ANTELOPE VALLEY
3228033028	Residential - Single	ANTELOPE VALLEY
3228033029	Residential - Single	ANTELOPE VALLEY
3228033030	Residential - Single	ANTELOPE VALLEY
3228033031	Residential - Single	ANTELOPE VALLEY
3228033032	Residential - Single	ANTELOPE VALLEY
3228034015	Residential - Single	ANTELOPE VALLEY
3228034019	Residential - Single	ANTELOPE VALLEY
3228034020	Residential - Single	ANTELOPE VALLEY
3228034021	Commercial - Store	ANTELOPE VALLEY
3228034023	Residential - Single	ANTELOPE VALLEY
3229015028	Residential - Single	ANTELOPE VALLEY
3229015037	Residential - Single	ANTELOPE VALLEY
3229015041	Residential - Single	ANTELOPE VALLEY
3229015042	Residential - Single	ANTELOPE VALLEY
3229015043	Residential - Single	ANTELOPE VALLEY
3229015045	Residential - Single	ANTELOPE VALLEY
3229015055	Residential - Single	ANTELOPE VALLEY
3229016006	Residential - Single	ANTELOPE VALLEY
3229016007	Residential - Single	ANTELOPE VALLEY
3229016017	Residential - Single	ANTELOPE VALLEY
3229016027	Residential - Single	ANTELOPE VALLEY
3229016028	Residential - Single	ANTELOPE VALLEY
3229017018	Residential - Single	ANTELOPE VALLEY
3229017028	Residential - Single	ANTELOPE VALLEY
3229017029	Residential - Single	ANTELOPE VALLEY
3233003014	Residential - Single	ANTELOPE VALLEY
3233004010	Residential - Single	ANTELOPE VALLEY
3233004018	Residential - Single	ANTELOPE VALLEY
3233004024	Residential - Single	ANTELOPE VALLEY
3233005028	Residential - Manufactured Homes	ANTELOPE VALLEY
3233006020	Residential - Manufactured Homes	ANTELOPE VALLEY
3233006028	Residential - Single	ANTELOPE VALLEY
3233015001	Residential - Single	ANTELOPE VALLEY
3233015002	Residential - Single	ANTELOPE VALLEY
3233015004	Residential - Single	ANTELOPE VALLEY
3233015008	Residential - Single	ANTELOPE VALLEY
3233015012	Residential - Single	ANTELOPE VALLEY
3233015015	Residential - Single	ANTELOPE VALLEY
3233015016	Residential - Single	ANTELOPE VALLEY
3233015019	Residential - Single	ANTELOPE VALLEY
3233015028	Residential - Single	ANTELOPE VALLEY
3233016001	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3233016002	Residential - Single	ANTELOPE VALLEY
3233016003	Residential - Single	ANTELOPE VALLEY
3233016004	Residential - Single	ANTELOPE VALLEY
3233016006	Residential - Single	ANTELOPE VALLEY
3233016008	Residential - Single	ANTELOPE VALLEY
3233016009	Residential - Single	ANTELOPE VALLEY
3233016010	Dry Farm - Desert	ANTELOPE VALLEY
3233016011	Residential - Single	ANTELOPE VALLEY
3233016012	Residential - Single	ANTELOPE VALLEY
3233016013	Residential - Single	ANTELOPE VALLEY
3233016014	Residential - Single	ANTELOPE VALLEY
3233016016	Residential - Single	ANTELOPE VALLEY
3233016019	Residential - Single	ANTELOPE VALLEY
3233016020	Residential - Single	ANTELOPE VALLEY
3233016025	Residential - Single	ANTELOPE VALLEY
3233016026	Residential - Single	ANTELOPE VALLEY
3233016030	Residential - Single	ANTELOPE VALLEY
3233016031	Residential - Single	ANTELOPE VALLEY
3233016032	Residential - Single	ANTELOPE VALLEY
3233017014	Residential - Single	ANTELOPE VALLEY
3233017015	Residential - Single	ANTELOPE VALLEY
3233017016	Residential - Single	ANTELOPE VALLEY
3233017017	Residential - Single	ANTELOPE VALLEY
3233017022	Residential - Single	ANTELOPE VALLEY
3233018001	Residential - Single	ANTELOPE VALLEY
3233018003	Residential - Single	ANTELOPE VALLEY
3233018005	Residential - Single	ANTELOPE VALLEY
3233018006	Residential - Single	ANTELOPE VALLEY
3233018008	Residential - Single	ANTELOPE VALLEY
3233018014	Residential - Single	ANTELOPE VALLEY
3233018015	Residential - Single	ANTELOPE VALLEY
3233018018	Residential - Single	ANTELOPE VALLEY
3233018019	Residential - Single	ANTELOPE VALLEY
3233018020	Residential - Single	ANTELOPE VALLEY
3233018022	Residential - Single	ANTELOPE VALLEY
3233018023	Residential - Single	ANTELOPE VALLEY
3233018024	Residential - Single	ANTELOPE VALLEY
3233018025	Residential - Single	ANTELOPE VALLEY
3233019005	Residential - Single	ANTELOPE VALLEY
3233019007	Residential - Single	ANTELOPE VALLEY
3233019016	Residential - Single	ANTELOPE VALLEY
3233019017	Residential - Single	ANTELOPE VALLEY
3234005022	Residential - Three Units (any combination)	ANTELOPE VALLEY
3234010004	Residential - Single	ANTELOPE VALLEY
3234010005	Residential - Single	ANTELOPE VALLEY
3234010006	Residential - Single	ANTELOPE VALLEY
3234011004	Residential - Manufactured Homes	ANTELOPE VALLEY
3234012018	Residential - Single	ANTELOPE VALLEY
3234013013	Residential - Single	ANTELOPE VALLEY
3234013014	Residential - Single	ANTELOPE VALLEY
3234014006	Residential - Single	ANTELOPE VALLEY
3234014020	Residential - Single	ANTELOPE VALLEY
3234014022	Residential - Single	ANTELOPE VALLEY
3234015002	Residential - Single	ANTELOPE VALLEY
3234015003	Residential - Manufactured Homes	ANTELOPE VALLEY
3234015005	Residential - Single	ANTELOPE VALLEY
3234015013	Residential - Single	ANTELOPE VALLEY
3234015033	Residential - Single	ANTELOPE VALLEY
3234015034	Residential - Single	ANTELOPE VALLEY
3234015035	Residential - Single	ANTELOPE VALLEY
3234016006	Residential - Single	ANTELOPE VALLEY
3234016007	Residential - Single	ANTELOPE VALLEY
3234016017	Residential - Single	ANTELOPE VALLEY
3234016018	Residential - Single	ANTELOPE VALLEY
3234016022	Residential - Single	ANTELOPE VALLEY
3234016023	Residential - Single	ANTELOPE VALLEY
3234016024	Residential - Single	ANTELOPE VALLEY
3234017019	Residential - Single	ANTELOPE VALLEY
3234017022	Residential - Single	ANTELOPE VALLEY
3234020017	Residential - Single	ANTELOPE VALLEY
3234020020	Residential - Single	ANTELOPE VALLEY
3234020021	Residential - Single	ANTELOPE VALLEY
3234021013	Residential - Single	ANTELOPE VALLEY
3234021017	Residential - Single	ANTELOPE VALLEY
3234021018	Residential - Single	ANTELOPE VALLEY
3234021020	Residential - Single	ANTELOPE VALLEY
3234021046	Residential - Single	ANTELOPE VALLEY
3234021051	Residential - Single	ANTELOPE VALLEY
3234021053	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3234021054	Residential - Single	ANTELOPE VALLEY
3234021055	Residential - Single	ANTELOPE VALLEY
3234021905	Residential - Single	ANTELOPE VALLEY
3234021906	Residential - Single	ANTELOPE VALLEY
3234022010	Residential - Single	ANTELOPE VALLEY
3234022012	Residential - Single	ANTELOPE VALLEY
3234022014	Residential - Single	ANTELOPE VALLEY
3234022017	Residential - Single	ANTELOPE VALLEY
3234022022	Residential - Single	ANTELOPE VALLEY
3234022028	Residential - Single	ANTELOPE VALLEY
3234022030	Residential - Single	ANTELOPE VALLEY
3234023018	Residential - Single	ANTELOPE VALLEY
3234023021	Residential - Single	ANTELOPE VALLEY
3234023023	Residential - Single	ANTELOPE VALLEY
3234023025	Residential - Single	ANTELOPE VALLEY
3234023026	Residential - Single	ANTELOPE VALLEY
3234023027	Residential - Single	ANTELOPE VALLEY
3234024002	Residential - Single	ANTELOPE VALLEY
3234024005	Residential - Single	ANTELOPE VALLEY
3234024015	Residential - Manufactured Homes	ANTELOPE VALLEY
3234024017	Residential - Manufactured Homes	ANTELOPE VALLEY
3234024019	Residential - Single	ANTELOPE VALLEY
3234024025	Residential - Single	ANTELOPE VALLEY
3234024026	Residential - Single	ANTELOPE VALLEY
3234024027	Residential - Single	ANTELOPE VALLEY
3234024029	Residential - Single	ANTELOPE VALLEY
3234024030	Residential - Single	ANTELOPE VALLEY
3234024031	Residential - Single	ANTELOPE VALLEY
3234025016	Residential - Single	ANTELOPE VALLEY
3234025028	Residential - Single	ANTELOPE VALLEY
3234025029	Residential - Single	ANTELOPE VALLEY
3234025031	Residential - Single	ANTELOPE VALLEY
3234025033	Residential - Single	ANTELOPE VALLEY
3234025034	Residential - Single	ANTELOPE VALLEY
3234026034	Residential - Single	ANTELOPE VALLEY
3234026040	Residential - Single	ANTELOPE VALLEY
3234026041	Residential - Single	ANTELOPE VALLEY
3234026042	Residential - Single	ANTELOPE VALLEY
3234026043	Residential - Single	ANTELOPE VALLEY
3234026044	Residential - Single	ANTELOPE VALLEY
3234027003	Residential - Single	ANTELOPE VALLEY
3234027009	Residential - Single	ANTELOPE VALLEY
3234027010	Residential - Single	ANTELOPE VALLEY
3234027013	Residential - Single	ANTELOPE VALLEY
3234027015	Residential - Single	ANTELOPE VALLEY
3234027016	Residential - Single	ANTELOPE VALLEY
3234027023	Residential - Single	ANTELOPE VALLEY
3234027024	Residential - Single	ANTELOPE VALLEY
3234027026	Residential - Single	ANTELOPE VALLEY
3234028026	Residential - Single	ANTELOPE VALLEY
3234028027	Residential - Manufactured Homes	ANTELOPE VALLEY
3235005030	Recreational - Camp	ANTELOPE VALLEY
3238010017	Dry Farm - Desert	ANTELOPE VALLEY
3242001003	Residential - Single	ANTELOPE VALLEY
3242001005	Residential - Single	ANTELOPE VALLEY
3242001006	Residential - Single	ANTELOPE VALLEY
3242001009	Dry Farm - Desert	ANTELOPE VALLEY
3242001011	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3242001024	Residential - Manufactured Homes	ANTELOPE VALLEY
3242002001	Dry Farm - Desert	ANTELOPE VALLEY
3242002003	Residential - Single	ANTELOPE VALLEY
3242002005	Residential - Single	ANTELOPE VALLEY
3242002008	Residential - Single	ANTELOPE VALLEY
3242002011	Residential - Single	ANTELOPE VALLEY
3242002300		ANTELOPE VALLEY
3242003002	Commercial - Store	ANTELOPE VALLEY
3242003004	Residential - Single	ANTELOPE VALLEY
3242003005	Commercial - Office Building	ANTELOPE VALLEY
3242004001	Residential - Single	ANTELOPE VALLEY
3242004002	Commercial - Commercial	ANTELOPE VALLEY
3242004003	Residential - Single	ANTELOPE VALLEY
3242004004	Residential - Single	ANTELOPE VALLEY
3242004005	Residential - Single	ANTELOPE VALLEY
3242004008	Residential - Single	ANTELOPE VALLEY
3242004010	Residential - Single	ANTELOPE VALLEY
3242004013	Residential - Single	ANTELOPE VALLEY
3242004016	Residential - Single	ANTELOPE VALLEY
3242004019	Residential - Single	ANTELOPE VALLEY
3242004022	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3242004023	Residential - Single	ANTELOPE VALLEY
3242004024	Residential - Single	ANTELOPE VALLEY
3242004027	Residential - Single	ANTELOPE VALLEY
3242004029	Residential - Single	ANTELOPE VALLEY
3242004030	Residential - Single	ANTELOPE VALLEY
3242004031	Residential - Single	ANTELOPE VALLEY
3242004032	Residential - Single	ANTELOPE VALLEY
3242005001	Residential - Single	ANTELOPE VALLEY
3242005005	Commercial - Store	ANTELOPE VALLEY
3242005006	Residential - Single	ANTELOPE VALLEY
3242005007	Residential - Single	ANTELOPE VALLEY
3242005011	Residential - Single	ANTELOPE VALLEY
3242005012	Residential - Single	ANTELOPE VALLEY
3242005013	Residential - Single	ANTELOPE VALLEY
3242005014	Residential - Single	ANTELOPE VALLEY
3242005015	Residential - Single	ANTELOPE VALLEY
3242005016	Residential - Single	ANTELOPE VALLEY
3242005020	Residential - Single	ANTELOPE VALLEY
3242005022	Residential - Single	ANTELOPE VALLEY
3242005025	Residential - Single	ANTELOPE VALLEY
3242005026	Residential - Single	ANTELOPE VALLEY
3242005027	Residential - Single	ANTELOPE VALLEY
3242006001	Dry Farm - Desert	ANTELOPE VALLEY
3242006004	Residential - Single	ANTELOPE VALLEY
3242006006	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3242006007	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3242012002	Residential - Single	ANTELOPE VALLEY
3242012003	Residential - Single	ANTELOPE VALLEY
3242012005	Residential - Single	ANTELOPE VALLEY
3242012006	Residential - Single	ANTELOPE VALLEY
3242012007	Residential - Single	ANTELOPE VALLEY
3242012008	Residential - Single	ANTELOPE VALLEY
3242012009	Residential - Single	ANTELOPE VALLEY
3242012010	Residential - Single	ANTELOPE VALLEY
3242012011	Residential - Single	ANTELOPE VALLEY
3242013002	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3242013003	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3242013009	Residential - Single	ANTELOPE VALLEY
3242013010	Residential - Single	ANTELOPE VALLEY
3242013011	Residential - Single	ANTELOPE VALLEY
3242014008	Residential - Single	ANTELOPE VALLEY
3242014013	Residential - Single	ANTELOPE VALLEY
3242014014	Residential - Single	ANTELOPE VALLEY
3242014015	Residential - Single	ANTELOPE VALLEY
3242014016	Residential - Single	ANTELOPE VALLEY
3242014018	Residential - Single	ANTELOPE VALLEY
3242014019	Residential - Single	ANTELOPE VALLEY
3242014021	Residential - Single	ANTELOPE VALLEY
3242015006	Residential - Single	ANTELOPE VALLEY
3242015007	Commercial - Commercial	ANTELOPE VALLEY
3242015009	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3242015011	Commercial - Store Combination (w/ Office or Residential)	ANTELOPE VALLEY
3242016001	Residential - Single	ANTELOPE VALLEY
3242016002	Residential - Single	ANTELOPE VALLEY
3242016008	Residential - Single	ANTELOPE VALLEY
3242016014	Residential - Single	ANTELOPE VALLEY
3242016015	Residential - Single	ANTELOPE VALLEY
3242016017	Residential - Single	ANTELOPE VALLEY
3242016021	Residential - Single	ANTELOPE VALLEY
3242016030	Residential - Single	ANTELOPE VALLEY
3242016031	Residential - Single	ANTELOPE VALLEY
3242017008	Residential - Single	ANTELOPE VALLEY
3242017011	Residential - Single	ANTELOPE VALLEY
3242017016	Residential - Single	ANTELOPE VALLEY
3242017024	Residential - Single	ANTELOPE VALLEY
3242017026	Residential - Single	ANTELOPE VALLEY
3242017031	Residential - Single	ANTELOPE VALLEY
3242018003	Residential - Single	ANTELOPE VALLEY
3242018007	Residential - Single	ANTELOPE VALLEY
3242018010	Residential - Single	ANTELOPE VALLEY
3242018011	Residential - Single	ANTELOPE VALLEY
3242018013	Residential - Single	ANTELOPE VALLEY
3242019010	Residential - Single	ANTELOPE VALLEY
3242019013	Residential - Single	ANTELOPE VALLEY
3242020026	Residential - Single	ANTELOPE VALLEY
3242021009	Residential - Single	ANTELOPE VALLEY
3242021010	Residential - Single	ANTELOPE VALLEY
3242021012	Residential - Single	ANTELOPE VALLEY
3242021018	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3242021022	Residential - Single	ANTELOPE VALLEY
3242021023	Residential - Single	ANTELOPE VALLEY
3242024001	Recreational - Club, Lodge Hall, Fraternal Organization	ANTELOPE VALLEY
3242025003	Industrial - Industrial	ANTELOPE VALLEY
3242025004	Residential - Single	ANTELOPE VALLEY
3242025012	Residential - Single	ANTELOPE VALLEY
3242025013	Industrial - Industrial	ANTELOPE VALLEY
3242025014	Residential - Single	ANTELOPE VALLEY
3242026303		ANTELOPE VALLEY
3242028006	Residential - Single	ANTELOPE VALLEY
3242030016	Residential - Single	ANTELOPE VALLEY
3242031006	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3243025901	Government Owned Property	ANTELOPE VALLEY
3243027300		ANTELOPE VALLEY
3250013306		ANTELOPE VALLEY
3250018301		ANTELOPE VALLEY
3250018302		ANTELOPE VALLEY
3251012900	Residential - Single	ANTELOPE VALLEY
3251013034	Residential - Single	ANTELOPE VALLEY
3251013035	Commercial - Parking Lot	ANTELOPE VALLEY
3251013036	Commercial - Parking Lot	ANTELOPE VALLEY
3251014049	Residential - Single	ANTELOPE VALLEY
3252006900	Miscellaneous - Pipeline, Canal	ANTELOPE VALLEY
3252006901	Miscellaneous - Pipeline, Canal	ANTELOPE VALLEY
3253001025	Residential - Single	ANTELOPE VALLEY
3253001900	Miscellaneous - Pipeline, Canal	ANTELOPE VALLEY
3256006008	Dry Farm - Desert	ANTELOPE VALLEY
3256006012	Residential - Manufactured Homes	ANTELOPE VALLEY
3256007002	Irrigated Farm - Private Rural Pumping Plant	ANTELOPE VALLEY
3258003009	Residential - Single	ANTELOPE VALLEY
3258003010	Residential - Single	ANTELOPE VALLEY
3258010901	Irrigated Farm - Private Rural Pumping Plant	ANTELOPE VALLEY
3258010902	Irrigated Farm - Private Rural Pumping Plant	ANTELOPE VALLEY
3260007009	Residential - Single	ANTELOPE VALLEY
3260007025	Residential - Single	ANTELOPE VALLEY
3260007026	Residential - Single	ANTELOPE VALLEY
3260008008	Residential - Single	ANTELOPE VALLEY
3260008009	Residential - Single	ANTELOPE VALLEY
3260008010	Residential - Single	ANTELOPE VALLEY
3260008020	Residential - Single	ANTELOPE VALLEY
3260008024	Residential - Single	ANTELOPE VALLEY
3260008025	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3260008026	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3260009012	Residential - Single	ANTELOPE VALLEY
3260009022	Residential - Single	ANTELOPE VALLEY
3260009025	Residential - Single	ANTELOPE VALLEY
3260009033	Residential - Single	ANTELOPE VALLEY
3260010108	Irrigated Farm - Field Crops	ANTELOPE VALLEY
3260010109	Irrigated Farm	ANTELOPE VALLEY
3260013014	Residential - Single	ANTELOPE VALLEY
3260014006	Residential - Single	ANTELOPE VALLEY
3260018001	Residential - Single	ANTELOPE VALLEY
3260019018	Residential - Single	ANTELOPE VALLEY
3260019023	Residential - Single	ANTELOPE VALLEY
3260019026	Residential - Single	ANTELOPE VALLEY
3260019029	Residential - Single	ANTELOPE VALLEY
3260019030	Residential - Single	ANTELOPE VALLEY
3260019032	Residential - Single	ANTELOPE VALLEY
3260021014	Residential - Single	ANTELOPE VALLEY
3260021016	Residential - Single	ANTELOPE VALLEY
3260022010	Residential - Single	ANTELOPE VALLEY
3260023001	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3260023016	Dry Farm - Desert	ANTELOPE VALLEY
3260024031	Residential - Single	ANTELOPE VALLEY
3260024032	Residential - Single	ANTELOPE VALLEY
3260024042	Residential - Single	ANTELOPE VALLEY
3260024043	Residential - Single	ANTELOPE VALLEY
3260026001	Residential - Single	ANTELOPE VALLEY
3260027005	Irrigated Farm - Field Crops	ANTELOPE VALLEY
3261020032	Residential - Single	ANTELOPE VALLEY
3262019206	Residential - Single	ANTELOPE VALLEY
3262019212	Residential - Single	ANTELOPE VALLEY
3263006003	Residential - Single	ANTELOPE VALLEY
3263006004	Residential - Single	ANTELOPE VALLEY
3264009002	Residential - Single	ANTELOPE VALLEY
3264009004	Residential - Single	ANTELOPE VALLEY
3264009005	Residential - Single	ANTELOPE VALLEY
3264009006	Residential - Single	ANTELOPE VALLEY
3264009008	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3264009010	Residential - Single	ANTELOPE VALLEY
3264009011	Residential - Single	ANTELOPE VALLEY
3264009012	Residential - Single	ANTELOPE VALLEY
3264009014	Residential - Single	ANTELOPE VALLEY
3264009015	Residential - Single	ANTELOPE VALLEY
3264009016	Residential - Single	ANTELOPE VALLEY
3264009017	Residential - Single	ANTELOPE VALLEY
3264009018	Residential - Single	ANTELOPE VALLEY
3264009019	Residential - Single	ANTELOPE VALLEY
3264009020	Residential - Single	ANTELOPE VALLEY
3264009021	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3264009024	Residential - Single	ANTELOPE VALLEY
3264009025	Residential - Single	ANTELOPE VALLEY
3264009026	Residential - Single	ANTELOPE VALLEY
3264009027	Residential - Single	ANTELOPE VALLEY
3264009028	Residential - Single	ANTELOPE VALLEY
3264009029	Residential - Manufactured Homes	ANTELOPE VALLEY
3264009030	Residential - Single	ANTELOPE VALLEY
3264009031	Residential - Single	ANTELOPE VALLEY
3264009032	Residential - Single	ANTELOPE VALLEY
3264009033	Residential - Single	ANTELOPE VALLEY
3264009034	Residential - Single	ANTELOPE VALLEY
3264009035	Residential - Single	ANTELOPE VALLEY
3264009036	Residential - Single	ANTELOPE VALLEY
3264009038	Residential - Single	ANTELOPE VALLEY
3264009042	Residential - Single	ANTELOPE VALLEY
3264009043	Dry Farm - Desert	ANTELOPE VALLEY
3264010001	Residential - Single	ANTELOPE VALLEY
3264010002	Residential - Single	ANTELOPE VALLEY
3264010003	Residential - Single	ANTELOPE VALLEY
3264010005	Residential - Single	ANTELOPE VALLEY
3264010006	Dry Farm - Desert	ANTELOPE VALLEY
3264010007	Dry Farm - Desert	ANTELOPE VALLEY
3264010008	Residential - Single	ANTELOPE VALLEY
3264010009	Residential - Single	ANTELOPE VALLEY
3264010010	Residential - Single	ANTELOPE VALLEY
3264010012	Residential - Single	ANTELOPE VALLEY
3264010014	Residential - Single	ANTELOPE VALLEY
3264010016	Residential - Single	ANTELOPE VALLEY
3264010017	Residential - Single	ANTELOPE VALLEY
3264010018	Residential - Single	ANTELOPE VALLEY
3264010019	Residential - Single	ANTELOPE VALLEY
3264010020	Residential - Single	ANTELOPE VALLEY
3264010021	Residential - Single	ANTELOPE VALLEY
3264010022	Residential - Single	ANTELOPE VALLEY
3264010026	Residential - Single	ANTELOPE VALLEY
3264010027	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	ANTELOPE VALLEY
3264010028	Residential - Single	ANTELOPE VALLEY
3264010031	Residential - Single	ANTELOPE VALLEY
3264010032	Residential - Single	ANTELOPE VALLEY
3264011001	Dry Farm - Desert	ANTELOPE VALLEY
3264011004	Residential - Single	ANTELOPE VALLEY
3264011005	Residential - Single	ANTELOPE VALLEY
3264011009	Residential - Single	ANTELOPE VALLEY
3264011010	Residential - Single	ANTELOPE VALLEY
3264011011	Residential - Single	ANTELOPE VALLEY
3264011012	Residential - Single	ANTELOPE VALLEY
3264011013	Residential - Single	ANTELOPE VALLEY
3264011014	Residential - Single	ANTELOPE VALLEY
3264011015	Residential - Single	ANTELOPE VALLEY
3264011016	Residential - Single	ANTELOPE VALLEY
3264011017	Residential - Single	ANTELOPE VALLEY
3264011018	Residential - Single	ANTELOPE VALLEY
3264011021	Residential - Single	ANTELOPE VALLEY
3264011022	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3264011800	Miscellaneous - Rights of Way	ANTELOPE VALLEY
3264012001	Residential - Single	ANTELOPE VALLEY
3264012002	Residential - Manufactured Homes	ANTELOPE VALLEY
3264012004	Residential - Single	ANTELOPE VALLEY
3264012022	Residential - Single	ANTELOPE VALLEY
3264012023	Residential - Single	ANTELOPE VALLEY
3264012024	Residential - Single	ANTELOPE VALLEY
3264012025	Residential - Single	ANTELOPE VALLEY
3264012028	Residential - Single	ANTELOPE VALLEY
3264012035	Residential - Single	ANTELOPE VALLEY
3264012036	Dry Farm - Desert	ANTELOPE VALLEY
3264012039	Residential - Single	ANTELOPE VALLEY
3264012040	Residential - Single	ANTELOPE VALLEY
3264012041	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3264012042	Residential - Single	ANTELOPE VALLEY
3264012043	Residential - Single	ANTELOPE VALLEY
3264012044	Residential - Single	ANTELOPE VALLEY
3264012045	Residential - Single	ANTELOPE VALLEY
3264016009	Dry Farm - Desert	ANTELOPE VALLEY
3266013011	Residential - Single	ANTELOPE VALLEY
3266013028	Irrigated Farm - Poultry	ANTELOPE VALLEY
3267003052	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3267025006	Residential - Manufactured Homes	ANTELOPE VALLEY
3268001003	Residential - Manufactured Homes	ANTELOPE VALLEY
3268001005	Residential - Single	ANTELOPE VALLEY
3268001010	Residential - Single	ANTELOPE VALLEY
3268001011	Residential - Single	ANTELOPE VALLEY
3268001034	Residential - Single	ANTELOPE VALLEY
3268006013	Residential - Manufactured Homes	ANTELOPE VALLEY
3268006024	Irrigated Farm - Field Crops	ANTELOPE VALLEY
3268019022	Residential - Single	ANTELOPE VALLEY
3268019042	Residential - Manufactured Homes	ANTELOPE VALLEY
3268019063	Residential - Single	ANTELOPE VALLEY
3268020001	Residential - Single	ANTELOPE VALLEY
3268020011	Residential - Single	ANTELOPE VALLEY
3268020021	Residential - Single	ANTELOPE VALLEY
3268020032	Residential - Single	ANTELOPE VALLEY
3268021021	Residential - Manufactured Homes	ANTELOPE VALLEY
3268021037	Residential - Single	ANTELOPE VALLEY
3275003001	Irrigated Farm - Private Rural Pumping Plant	ANTELOPE VALLEY
3275003011	Irrigated Farm - Private Rural Pumping Plant	ANTELOPE VALLEY
3275004005	Residential - (open)	ANTELOPE VALLEY
3275004016	Residential - Single	ANTELOPE VALLEY
3275004022	Residential - Manufactured Homes	ANTELOPE VALLEY
3275007014	Dry Farm - Desert	ANTELOPE VALLEY
3275013009	Dry Farm - Desert	ANTELOPE VALLEY
3275013904	Irrigated Farm - Poultry	ANTELOPE VALLEY
3275013905	Irrigated Farm - Poultry	ANTELOPE VALLEY
3275021030	Dry Farm	ANTELOPE VALLEY
3277001015	Residential - Manufactured Homes	ANTELOPE VALLEY
3277004001	Residential - Manufactured Homes	ANTELOPE VALLEY
3277004002	Residential - Single	ANTELOPE VALLEY
3277004003	Residential - Manufactured Homes	ANTELOPE VALLEY
3277004004	Residential - Manufactured Homes	ANTELOPE VALLEY
3277004005	Residential - Single	ANTELOPE VALLEY
3277004007	Residential - Single	ANTELOPE VALLEY
3277004008	Residential - Manufactured Homes	ANTELOPE VALLEY
3277004010	Residential - Manufactured Homes	ANTELOPE VALLEY
3277005002	Residential - Manufactured Homes	ANTELOPE VALLEY
3277005003	Residential - Single	ANTELOPE VALLEY
3277005005	Residential - Manufactured Homes	ANTELOPE VALLEY
3277005006	Residential - Manufactured Homes	ANTELOPE VALLEY
3277005007	Residential - Single	ANTELOPE VALLEY
3277005008	Residential - Manufactured Homes	ANTELOPE VALLEY
3277005010	Residential - Manufactured Homes	ANTELOPE VALLEY
3277009002	Residential - Single	ANTELOPE VALLEY
3277009003	Residential - Single	ANTELOPE VALLEY
3277009005	Residential - Manufactured Homes	ANTELOPE VALLEY
3277009007	Residential - Manufactured Homes	ANTELOPE VALLEY
3277009012	Residential - Manufactured Homes	ANTELOPE VALLEY
3277009015	Residential - Manufactured Homes	ANTELOPE VALLEY
3277009019	Residential - Single	ANTELOPE VALLEY
3277009020	Residential - Manufactured Homes	ANTELOPE VALLEY
3277009021	Residential - Manufactured Homes	ANTELOPE VALLEY
3277009022	Residential - Single	ANTELOPE VALLEY
3277010008	Residential - Single	ANTELOPE VALLEY
3277023009	Residential - Manufactured Homes	ANTELOPE VALLEY
3277023011	Residential - Manufactured Homes	ANTELOPE VALLEY
3277023012	Residential - Single	ANTELOPE VALLEY
3277023013	Residential - Single	ANTELOPE VALLEY
3277023015	Residential - Manufactured Homes	ANTELOPE VALLEY
3277023017	Residential - Single	ANTELOPE VALLEY
3277024001	Residential - Manufactured Homes	ANTELOPE VALLEY
3277024002	Residential - Single	ANTELOPE VALLEY
3277024010	Residential - Manufactured Homes	ANTELOPE VALLEY
3277024012	Residential - Manufactured Homes	ANTELOPE VALLEY
3277024013	Residential - Single	ANTELOPE VALLEY
3277024014	Residential - Single	ANTELOPE VALLEY
3277028040	Residential - Manufactured Homes	ANTELOPE VALLEY
3277029032	Residential - Manufactured Homes	ANTELOPE VALLEY
3278003007	Dry Farm - Desert	ANTELOPE VALLEY
3278005012	Residential - Single	ANTELOPE VALLEY
3278005015	Dry Farm - Desert	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3278005019	Residential - Single	ANTELOPE VALLEY
3278005024	Dry Farm - Desert	ANTELOPE VALLEY
3278005025	Dry Farm - Desert	ANTELOPE VALLEY
3278006020	Residential - Single	ANTELOPE VALLEY
3278006023	Residential - Single	ANTELOPE VALLEY
3278007022	Dry Farm - Desert	ANTELOPE VALLEY
3278008032	Residential - Single	ANTELOPE VALLEY
3278009015	Dry Farm - Desert	ANTELOPE VALLEY
3278009025	Dry Farm - Desert	ANTELOPE VALLEY
3278009026	Dry Farm - Desert	ANTELOPE VALLEY
3278010021	Dry Farm - Desert	ANTELOPE VALLEY
3278010022	Dry Farm - Desert	ANTELOPE VALLEY
3278010027	Dry Farm - Desert	ANTELOPE VALLEY
3278010028	Dry Farm - Desert	ANTELOPE VALLEY
3278010029	Dry Farm - Desert	ANTELOPE VALLEY
3278018013	Dry Farm - Desert	ANTELOPE VALLEY
3278018022	Dry Farm - Desert	ANTELOPE VALLEY
3278020027	Residential - Single	ANTELOPE VALLEY
3278020028	Residential - Manufactured Homes	ANTELOPE VALLEY
3278020029	Residential - Manufactured Homes	ANTELOPE VALLEY
3278022002	Dry Farm - Desert	ANTELOPE VALLEY
3278025035	Residential - Manufactured Homes	ANTELOPE VALLEY
3278026009	Dry Farm - Desert	ANTELOPE VALLEY
3278026011	Dry Farm - Desert	ANTELOPE VALLEY
3278026012	Dry Farm - Desert	ANTELOPE VALLEY
3278027006	Dry Farm - Desert	ANTELOPE VALLEY
3278027007	Dry Farm - Desert	ANTELOPE VALLEY
3278027009	Dry Farm - Desert	ANTELOPE VALLEY
3278027012	Residential - Manufactured Homes	ANTELOPE VALLEY
3278027013	Residential - Single	ANTELOPE VALLEY
3278027015	Residential - Manufactured Homes	ANTELOPE VALLEY
3278027016	Residential - Manufactured Homes	ANTELOPE VALLEY
3279001028	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3279015008	Residential - Single	ANTELOPE VALLEY
3279015023	Residential - Single	ANTELOPE VALLEY
3279015024	Residential - Manufactured Homes	ANTELOPE VALLEY
3279015025	Residential - Single	ANTELOPE VALLEY
3279015030	Residential - Three Units (any combination)	ANTELOPE VALLEY
3279016001	Residential - Single	ANTELOPE VALLEY
3279016008	Residential - Single	ANTELOPE VALLEY
3279016013	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3279016024	Dry Farm - Desert	ANTELOPE VALLEY
3279018012	Residential - Single	ANTELOPE VALLEY
3279018021	Irrigated Farm - Fruits and Nuts	ANTELOPE VALLEY
3302019005	Residential - Single	ANTELOPE VALLEY
3302019006	Residential - Single	ANTELOPE VALLEY
3302019025	Residential - Single	ANTELOPE VALLEY
3302019027	Dry Farm - Desert	ANTELOPE VALLEY
3302019035	Residential - Single	ANTELOPE VALLEY
3302019044	Residential - Single	ANTELOPE VALLEY
3302019079	Dry Farm - Desert	ANTELOPE VALLEY
3302020008	Dry Farm - Desert	ANTELOPE VALLEY
3302020009	Residential - Single	ANTELOPE VALLEY
3302020018	Residential - Single	ANTELOPE VALLEY
3302020021	Residential - Single	ANTELOPE VALLEY
3302021025	Industrial - Industrial	ANTELOPE VALLEY
3302021090	Residential - Single	ANTELOPE VALLEY
3302023278	Residential - Single	ANTELOPE VALLEY
3306006016	Residential - Three Units (any combination)	ANTELOPE VALLEY
3306006018	Residential - Three Units (any combination)	ANTELOPE VALLEY
3306006019	Dry Farm - Desert	ANTELOPE VALLEY
3306006021	Residential - Single	ANTELOPE VALLEY
3306006031	Residential - Single	ANTELOPE VALLEY
3306006043	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3306006084	Residential - Single	ANTELOPE VALLEY
3306006105	Residential - Single	ANTELOPE VALLEY
3306006135	Residential - Manufactured Homes	ANTELOPE VALLEY
3306007030	Dry Farm - Desert	ANTELOPE VALLEY
3306008002	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3306008003	Residential - Single	ANTELOPE VALLEY
3306008005	Commercial - Store	ANTELOPE VALLEY
3306008006	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3306008007	Residential - Single	ANTELOPE VALLEY
3306008010	Residential - Single	ANTELOPE VALLEY
3306008011	Residential - Single	ANTELOPE VALLEY
3306008012	Dry Farm - Desert	ANTELOPE VALLEY
3306008030	Residential - Single	ANTELOPE VALLEY
3306008033	Residential - Single	ANTELOPE VALLEY
3306008035	Residential - Single	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3306009008	Residential - Single	ANTELOPE VALLEY
3306009009	Residential - Single	ANTELOPE VALLEY
3306009010	Residential - Single	ANTELOPE VALLEY
3306009270	Residential - Manufactured Homes	ANTELOPE VALLEY
3307003800	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	ANTELOPE VALLEY
3307006001	Residential - Single	ANTELOPE VALLEY
3307008024	Dry Farm - Desert	ANTELOPE VALLEY
3307008027	Residential - Single	ANTELOPE VALLEY
3307008033	Dry Farm - Desert	ANTELOPE VALLEY
3307008034	Dry Farm - Desert	ANTELOPE VALLEY
3307009096	Dry Farm - Desert	ANTELOPE VALLEY
3307010017	Residential - Single	ANTELOPE VALLEY
3307010019	Dry Farm - Desert	ANTELOPE VALLEY
3307010024	Dry Farm - Desert	ANTELOPE VALLEY
3307010038	Residential - Single	ANTELOPE VALLEY
3307010049	Dry Farm - Desert	ANTELOPE VALLEY
3307010050	Dry Farm - Desert	ANTELOPE VALLEY
3307010052	Residential - Single	ANTELOPE VALLEY
3307010057	Dry Farm - Desert	ANTELOPE VALLEY
3307010058	Residential - Single	ANTELOPE VALLEY
3307010065	Dry Farm - Desert	ANTELOPE VALLEY
3307010066	Residential - Single	ANTELOPE VALLEY
3307010067	Residential - Three Units (any combination)	ANTELOPE VALLEY
3307013006	Residential - Single	ANTELOPE VALLEY
3307013009	Residential - Single	ANTELOPE VALLEY
3307014019	Irrigated Farm - Dairy	ANTELOPE VALLEY
3307014053	Commercial - Commercial	ANTELOPE VALLEY
3307015019	Residential - Single	ANTELOPE VALLEY
3307017281		ANTELOPE VALLEY
3307017282		ANTELOPE VALLEY
3307017283		ANTELOPE VALLEY
3307017902	Industrial - Industrial	ANTELOPE VALLEY
3310003005	Residential - Single	ANTELOPE VALLEY
3310003007	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3310003008	Dry Farm - Desert	ANTELOPE VALLEY
3310003013	Residential - Single	ANTELOPE VALLEY
3310003015	Residential - Single	ANTELOPE VALLEY
3310003018	Residential - Single	ANTELOPE VALLEY
3310003022	Residential - Single	ANTELOPE VALLEY
3310003023	Residential - Single	ANTELOPE VALLEY
3310003039	Residential - Single	ANTELOPE VALLEY
3310003043	Residential - Single	ANTELOPE VALLEY
3310003044	Residential - Single	ANTELOPE VALLEY
3310003045	Residential - Single	ANTELOPE VALLEY
3310004012	Residential - Single	ANTELOPE VALLEY
3310004027	Residential - Single	ANTELOPE VALLEY
3310004045	Dry Farm - Desert	ANTELOPE VALLEY
3310005015	Residential - Single	ANTELOPE VALLEY
3310005032	Dry Farm - Desert	ANTELOPE VALLEY
3310006048	Residential - Single	ANTELOPE VALLEY
3310012003	Residential - Single	ANTELOPE VALLEY
3338017023	Dry Farm - Desert	ANTELOPE VALLEY
3342020029	Residential - Single	ANTELOPE VALLEY
3342020030	Dry Farm - Desert	ANTELOPE VALLEY
3346003030	Dry Farm - Desert	ANTELOPE VALLEY
3346027029	Residential - Single	ANTELOPE VALLEY
3358012012	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3362004007	Residential - Single	ANTELOPE VALLEY
3362004011	Residential - Single	ANTELOPE VALLEY
3362004012	Residential - Single	ANTELOPE VALLEY
3363018045	Residential - Single	ANTELOPE VALLEY
3363018047	Residential - Single	ANTELOPE VALLEY
3366017003	Residential - Single	ANTELOPE VALLEY
3366017004	Residential - Single	ANTELOPE VALLEY
3366017005	Dry Farm - Pasture	ANTELOPE VALLEY
3366019001	Residential - Single	ANTELOPE VALLEY
3374003006	Irrigated Farm	ANTELOPE VALLEY
3374005016	Residential - Single	ANTELOPE VALLEY
3374005017	Residential - Single	ANTELOPE VALLEY
3374005018	Residential - Single	ANTELOPE VALLEY
3374005021	Residential - Manufactured Homes	ANTELOPE VALLEY
3374005022	Residential - Single	ANTELOPE VALLEY
3374005023	Residential - Single	ANTELOPE VALLEY
3374006008	Residential - Single	ANTELOPE VALLEY
3374006009	Residential - Single	ANTELOPE VALLEY
3374006013	Residential - Single	ANTELOPE VALLEY
3374006015	Residential - Four Units (any combination)	ANTELOPE VALLEY
3374006016	Residential - Single	ANTELOPE VALLEY
3374007017	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
3374008018	Residential - Single	ANTELOPE VALLEY
3374013018	Residential - Single	ANTELOPE VALLEY
3374016004	Residential - Five or more Apartments or units	ANTELOPE VALLEY
3374017014	Residential - Single	ANTELOPE VALLEY
3374017015	Dry Farm - Desert	ANTELOPE VALLEY
3374023002	Residential - Single	ANTELOPE VALLEY
3374023005	Dry Farm - Desert	ANTELOPE VALLEY
3374024020	Residential - Single	ANTELOPE VALLEY
3374027016	Residential - Single	ANTELOPE VALLEY
3376009009	Residential - Single	ANTELOPE VALLEY
3376010023	Residential - Single	ANTELOPE VALLEY
3376011001	Residential - Single	ANTELOPE VALLEY
3376011002	Residential - Single	ANTELOPE VALLEY
3376011003	Residential - Single	ANTELOPE VALLEY
3376011005	Residential - Single	ANTELOPE VALLEY
3376011016	Residential - Single	ANTELOPE VALLEY
3376012002	Dry Farm - Desert	ANTELOPE VALLEY
3376012013	Residential - Single	ANTELOPE VALLEY
3376012015	Residential - Single	ANTELOPE VALLEY
3376012016	Residential - Single	ANTELOPE VALLEY
3376012017	Residential - Single	ANTELOPE VALLEY
3376012020	Dry Farm - Desert	ANTELOPE VALLEY
3376012021	Residential - Single	ANTELOPE VALLEY
3376012023	Residential - Single	ANTELOPE VALLEY
3376013003	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3376013004	Dry Farm - Desert	ANTELOPE VALLEY
3376013005	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3376013006	Residential - Single	ANTELOPE VALLEY
3376013008	Residential - Single	ANTELOPE VALLEY
3376013009	Residential - Single	ANTELOPE VALLEY
3376013011	Residential - Single	ANTELOPE VALLEY
3376013015	Residential - Single	ANTELOPE VALLEY
3376013016	Residential - Single	ANTELOPE VALLEY
3376013018	Dry Farm - Desert	ANTELOPE VALLEY
3376014004	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3376018007	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3376018026	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3376018027	Residential - Single	ANTELOPE VALLEY
3376021021	Residential - Single	ANTELOPE VALLEY
3376022016	Irrigated Farm - Field Crops	ANTELOPE VALLEY
3376023022	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3376024011	Residential - Single	ANTELOPE VALLEY
3382001001	Irrigated Farm - Field Crops	ANTELOPE VALLEY
3382001017	Residential - Single	ANTELOPE VALLEY
3382002001	Residential - Single	ANTELOPE VALLEY
3382002028	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3382003011	Residential - Single	ANTELOPE VALLEY
3382004001	Residential - Single	ANTELOPE VALLEY
3382005003	Residential - Single	ANTELOPE VALLEY
3382005019	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3382006001	Dry Farm - Desert	ANTELOPE VALLEY
3382006014	Dry Farm - Desert	ANTELOPE VALLEY
3382006015	Residential - Double, Duplex or Two Units	ANTELOPE VALLEY
3382009025	Residential - Single	ANTELOPE VALLEY
3382010021	Residential - Single	ANTELOPE VALLEY
3382019006	Residential - Single	ANTELOPE VALLEY
3382019024	Residential - Single	ANTELOPE VALLEY
3382020012	Residential - Single	ANTELOPE VALLEY
3382020017	Dry Farm - Desert	ANTELOPE VALLEY
3382020023	Residential - Single	ANTELOPE VALLEY
3382023001	Irrigated Farm	ANTELOPE VALLEY
3382023024	Irrigated Farm	ANTELOPE VALLEY
3382023027	Irrigated Farm - Field Crops	ANTELOPE VALLEY
3382023033	Irrigated Farm	ANTELOPE VALLEY
3382023034	Irrigated Farm	ANTELOPE VALLEY
3384001001	Irrigated Farm	ANTELOPE VALLEY
3384001002	Irrigated Farm - Field Crops	ANTELOPE VALLEY
3384001004	Irrigated Farm	ANTELOPE VALLEY
3388011284	Government Owned Property	ANTELOPE VALLEY
3061014005		ANTELOPE VALLEY
3061014006		ANTELOPE VALLEY
3061014007		ANTELOPE VALLEY
3061014008		ANTELOPE VALLEY
3061014009		ANTELOPE VALLEY
3061014010		ANTELOPE VALLEY
3061014011		ANTELOPE VALLEY
3061014012		ANTELOPE VALLEY
3061014013		ANTELOPE VALLEY
3061014014		ANTELOPE VALLEY

APN	Assessor Use Code - Type	Community Name
7057032021	Residential - Single	CERRITOS ISLANDS
7057032024	Residential - Single	CERRITOS ISLANDS
7057032025	Residential - Single	CERRITOS ISLANDS
7057032026	Residential - Single	CERRITOS ISLANDS
7057032027	Residential - Single	CERRITOS ISLANDS
7057032028	Residential - Single	CERRITOS ISLANDS
7057032030	Residential - Single	CERRITOS ISLANDS
7057032031	Residential - Single	CERRITOS ISLANDS
7057032034	Residential - Single	CERRITOS ISLANDS
7057032035	Residential - Single	CERRITOS ISLANDS
7057032036	Residential - Single	CERRITOS ISLANDS
7057032037	Residential - Single	CERRITOS ISLANDS
7057032038	Residential - Single	CERRITOS ISLANDS
7057032040	Residential - Single	CERRITOS ISLANDS
7057032041	Residential - Single	CERRITOS ISLANDS
7057032044	Residential - Single	CERRITOS ISLANDS
7057032045	Residential - Single	CERRITOS ISLANDS
7057032046	Residential - Single	CERRITOS ISLANDS
7057032047	Residential - Single	CERRITOS ISLANDS
7057032902	Government Owned Property	CERRITOS ISLANDS
7016015088	Residential - Single	CERRITOS ISLANDS
7016015089	Residential - Single	CERRITOS ISLANDS
7016015090	Residential - Single	CERRITOS ISLANDS
7016015091	Residential - Single	CERRITOS ISLANDS
7016015092	Residential - Single	CERRITOS ISLANDS
7016015093	Residential - Single	CERRITOS ISLANDS
7016015094	Residential - Single	CERRITOS ISLANDS
7016015095	Residential - Single	CERRITOS ISLANDS
7016015096	Residential - Single	CERRITOS ISLANDS
7016015097	Residential - Single	CERRITOS ISLANDS
7016015098	Residential - Single	CERRITOS ISLANDS
7016015099	Residential - Single	CERRITOS ISLANDS
7016015100	Residential - Single	CERRITOS ISLANDS
7016015101	Residential - Single	CERRITOS ISLANDS
7016015102	Residential - Single	CERRITOS ISLANDS
7016015103	Residential - Single	CERRITOS ISLANDS
7016015104	Residential - Single	CERRITOS ISLANDS
7016015105	Residential - Single	CERRITOS ISLANDS
7016015106	Residential - Single	CERRITOS ISLANDS
7016015107	Residential - Single	CERRITOS ISLANDS
7016015108	Residential - Single	CERRITOS ISLANDS
7016015109	Residential - Single	CERRITOS ISLANDS
7016015110	Residential - Single	CERRITOS ISLANDS
7016015111	Residential - Single	CERRITOS ISLANDS
7016015112	Residential - Single	CERRITOS ISLANDS
7016015113	Residential - Single	CERRITOS ISLANDS
7016015114	Residential - Single	CERRITOS ISLANDS
7016015115	Residential - Single	CERRITOS ISLANDS
7016015116	Residential - Single	CERRITOS ISLANDS
7016015117	Residential - Single	CERRITOS ISLANDS
7016015118	Residential - Single	CERRITOS ISLANDS
7016015119	Residential - Single	CERRITOS ISLANDS
8625011006	Residential - Single	EAST AZUSA
8625011008	Residential - Single	EAST AZUSA
8625014047	Residential - Single	EAST AZUSA
8625024022	Residential - Single	EAST AZUSA
8684028023	Residential - Single	EAST AZUSA
8684030005	Residential - Single	EAST AZUSA
8684030013	Residential - Single	EAST AZUSA
8684030014	Residential - Single	EAST AZUSA
8684031012	Residential - Single	EAST AZUSA
8684031017	Residential - Single	EAST AZUSA
8684031021	Residential - Single	EAST AZUSA
8684032002	Residential - Single	EAST AZUSA
8684032003	Residential - Single	EAST AZUSA
8684032005	Residential - Single	EAST AZUSA
8684032006	Residential - Single	EAST AZUSA
8684032012	Residential - Single	EAST AZUSA
8684032015	Residential - Single	EAST AZUSA
8684032016	Residential - Single	EAST AZUSA
8440001008	Residential - Single	EAST IRWINDALE
8440001023	Residential - Single	EAST IRWINDALE
8440002020	Residential - Single	EAST IRWINDALE
6180001001	Residential - Single	EAST RANCHO DOMINGUEZ
6180001002	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6180001005	Residential - Single	EAST RANCHO DOMINGUEZ
6180001006	Residential - Single	EAST RANCHO DOMINGUEZ
6180001009	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6180001011	Residential - Single	EAST RANCHO DOMINGUEZ

APN	Assessor Use Code - Type	Community Name
6180001012	Residential - Single	EAST RANCHO DOMINGUEZ
6180001013	Residential - Single	EAST RANCHO DOMINGUEZ
6180001014	Residential - Single	EAST RANCHO DOMINGUEZ
6180001015	Residential - Single	EAST RANCHO DOMINGUEZ
6180001019	Residential - Single	EAST RANCHO DOMINGUEZ
6180001023	Residential - Single	EAST RANCHO DOMINGUEZ
6180001024	Commercial - Service Shop Radio & Television Repair, Refrigeration Service, *	EAST RANCHO DOMINGUEZ
6180002001	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180002002	Residential - Single	EAST RANCHO DOMINGUEZ
6180002004	Residential - Single	EAST RANCHO DOMINGUEZ
6180002005	Residential - Single	EAST RANCHO DOMINGUEZ
6180002006	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180002007	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180002008	Residential - Single	EAST RANCHO DOMINGUEZ
6180002009	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180002010	Residential - Single	EAST RANCHO DOMINGUEZ
6180002011	Residential - Single	EAST RANCHO DOMINGUEZ
6180002012	Residential - Single	EAST RANCHO DOMINGUEZ
6180002013	Commercial - Store	EAST RANCHO DOMINGUEZ
6180002014	Commercial - Store	EAST RANCHO DOMINGUEZ
6180002015	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6180002016	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180002017	Residential - Single	EAST RANCHO DOMINGUEZ
6180002018	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180002019	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6180002020	Commercial - Office Building	EAST RANCHO DOMINGUEZ
6180002021	Commercial - Store	EAST RANCHO DOMINGUEZ
6180002022	Residential - Single	EAST RANCHO DOMINGUEZ
6180002023	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6180002024	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180002025	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180002026	Commercial - Office Building	EAST RANCHO DOMINGUEZ
6180002027	Commercial - Store	EAST RANCHO DOMINGUEZ
6180002028	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180002029	Residential - Single	EAST RANCHO DOMINGUEZ
6180003001	Commercial - Parking Lot	EAST RANCHO DOMINGUEZ
6180003002	Recreational - Club, Lodge Hall, Fraternal Organization	EAST RANCHO DOMINGUEZ
6180003003	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180003006	Commercial - Store	EAST RANCHO DOMINGUEZ
6180003007	Commercial - Professional Building	EAST RANCHO DOMINGUEZ
6180003009	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6180003010	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
6180003011	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
6180003012	Commercial - Store	EAST RANCHO DOMINGUEZ
6180003013	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180003014	Institutional - Church	EAST RANCHO DOMINGUEZ
6180003015	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180003016	Residential - Single	EAST RANCHO DOMINGUEZ
6180003017	Commercial - Store	EAST RANCHO DOMINGUEZ
6180003020	Commercial - Store	EAST RANCHO DOMINGUEZ
6180003023	Commercial - Store	EAST RANCHO DOMINGUEZ
6180004001	Residential - Single	EAST RANCHO DOMINGUEZ
6180004002	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180004003	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180004004	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180004005	Residential - Single	EAST RANCHO DOMINGUEZ
6180004006	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180004007	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180004008	Residential - Single	EAST RANCHO DOMINGUEZ
6180004009	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180004010	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180004011	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180004012	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180004013	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6180004015	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6180004016	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
6180004017	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6180004018	Commercial - Store	EAST RANCHO DOMINGUEZ
6180004019	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6180004020	Commercial - Store	EAST RANCHO DOMINGUEZ
6180004021	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
6180004022	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	EAST RANCHO DOMINGUEZ
6180004023	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6180004024	Commercial - Store	EAST RANCHO DOMINGUEZ
6180004026	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	EAST RANCHO DOMINGUEZ
6180004027	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	EAST RANCHO DOMINGUEZ
6180004028	Commercial - Store	EAST RANCHO DOMINGUEZ
6180004029	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180005001	Residential - Single	EAST RANCHO DOMINGUEZ

APN	Assessor Use Code - Type	Community Name
6180005002	Residential - Single	EAST RANCHO DOMINGUEZ
6180005003	Residential - Single	EAST RANCHO DOMINGUEZ
6180005004	Residential - Single	EAST RANCHO DOMINGUEZ
6180005005	Residential - Single	EAST RANCHO DOMINGUEZ
6180005006	Commercial - Office Building	EAST RANCHO DOMINGUEZ
6180005007	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180005009	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	EAST RANCHO DOMINGUEZ
6180005010	Residential - Single	EAST RANCHO DOMINGUEZ
6180005012	Residential - Single	EAST RANCHO DOMINGUEZ
6180005013	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180005014	Residential - Single	EAST RANCHO DOMINGUEZ
6180005015	Residential - Single	EAST RANCHO DOMINGUEZ
6180005016	Residential - Single	EAST RANCHO DOMINGUEZ
6180005017	Commercial - Office Building	EAST RANCHO DOMINGUEZ
6180005019	Commercial - Store	EAST RANCHO DOMINGUEZ
6180005020	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6180005023	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180005027	Residential - Single	EAST RANCHO DOMINGUEZ
6180008016	Residential - Single	EAST RANCHO DOMINGUEZ
6180008017	Residential - Single	EAST RANCHO DOMINGUEZ
6180008018	Residential - Single	EAST RANCHO DOMINGUEZ
6180008019	Residential - Single	EAST RANCHO DOMINGUEZ
6180008020	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180008021	Residential - Single	EAST RANCHO DOMINGUEZ
6180008022	Residential - Single	EAST RANCHO DOMINGUEZ
6180008024	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6180008025	Institutional - Church	EAST RANCHO DOMINGUEZ
6180009013	Commercial - Professional Building	EAST RANCHO DOMINGUEZ
6180009014	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180009015	Institutional - Hospital	EAST RANCHO DOMINGUEZ
6180009016	Residential - Single	EAST RANCHO DOMINGUEZ
6180009017	Residential - Single	EAST RANCHO DOMINGUEZ
6180009018	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180009019	Residential - Single	EAST RANCHO DOMINGUEZ
6180009020	Residential - Single	EAST RANCHO DOMINGUEZ
6180009021	Residential - Single	EAST RANCHO DOMINGUEZ
6180010001	Commercial - Service Station	EAST RANCHO DOMINGUEZ
6180010003	Institutional - Church	EAST RANCHO DOMINGUEZ
6180010004	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6180010005	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180010007	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6180010008	Residential - Single	EAST RANCHO DOMINGUEZ
6180010009	Residential - Single	EAST RANCHO DOMINGUEZ
6180010010	Residential - Single	EAST RANCHO DOMINGUEZ
6180010011	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6180010012	Residential - Single	EAST RANCHO DOMINGUEZ
6180010013	Residential - Single	EAST RANCHO DOMINGUEZ
6180010014	Residential - Single	EAST RANCHO DOMINGUEZ
6180010015	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6180010016	Residential - Single	EAST RANCHO DOMINGUEZ
6180010018	Residential - Single	EAST RANCHO DOMINGUEZ
6180010019	Residential - Single	EAST RANCHO DOMINGUEZ
6180010020	Residential - Single	EAST RANCHO DOMINGUEZ
6180010021	Institutional - Church	EAST RANCHO DOMINGUEZ
6180010022	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	EAST RANCHO DOMINGUEZ
6180010023	Residential - Single	EAST RANCHO DOMINGUEZ
6180010024	Residential - Single	EAST RANCHO DOMINGUEZ
6180010025	Residential - Single	EAST RANCHO DOMINGUEZ
6180010026	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180010027	Residential - Single	EAST RANCHO DOMINGUEZ
6180011001	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6180011002	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180011003	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180011004	Residential - Single	EAST RANCHO DOMINGUEZ
6180011006	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180011007	Residential - Single	EAST RANCHO DOMINGUEZ
6180011008	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6180011009	Residential - Single	EAST RANCHO DOMINGUEZ
6180011010	Residential - Single	EAST RANCHO DOMINGUEZ
6180011011	Residential - Single	EAST RANCHO DOMINGUEZ
6180011012	Residential - Single	EAST RANCHO DOMINGUEZ
6180011013	Residential - Single	EAST RANCHO DOMINGUEZ
6180011014	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6180011015	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180011016	Residential - Single	EAST RANCHO DOMINGUEZ
6180011017	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6180011018	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180011019	Residential - Single	EAST RANCHO DOMINGUEZ
6180011020	Residential - Single	EAST RANCHO DOMINGUEZ

APN	Assessor Use Code - Type	Community Name
6180012001	Residential - Single	EAST RANCHO DOMINGUEZ
6180012002	Residential - Single	EAST RANCHO DOMINGUEZ
6180012003	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180012004	Residential - Single	EAST RANCHO DOMINGUEZ
6180012005	Residential - Single	EAST RANCHO DOMINGUEZ
6180012006	Residential - Single	EAST RANCHO DOMINGUEZ
6180012007	Residential - Single	EAST RANCHO DOMINGUEZ
6180012008	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180012009	Residential - Single	EAST RANCHO DOMINGUEZ
6180012010	Residential - Single	EAST RANCHO DOMINGUEZ
6180012011	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180012012	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
6180012013	Residential - Single	EAST RANCHO DOMINGUEZ
6180012014	Residential - Single	EAST RANCHO DOMINGUEZ
6180012016	Residential - Single	EAST RANCHO DOMINGUEZ
6180012017	Residential - Single	EAST RANCHO DOMINGUEZ
6180012018	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180012019	Residential - Single	EAST RANCHO DOMINGUEZ
6180012020	Residential - Single	EAST RANCHO DOMINGUEZ
6180012021	Residential - Single	EAST RANCHO DOMINGUEZ
6180012022	Residential - Single	EAST RANCHO DOMINGUEZ
6180012023	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180012024	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180012025	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180012026	Residential - Single	EAST RANCHO DOMINGUEZ
6180012027	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180012028	Residential - Single	EAST RANCHO DOMINGUEZ
6180012029	Residential - Single	EAST RANCHO DOMINGUEZ
6180012030	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180013005	Residential - Single	EAST RANCHO DOMINGUEZ
6180013006	Residential - Single	EAST RANCHO DOMINGUEZ
6180013007	Residential - Single	EAST RANCHO DOMINGUEZ
6180013008	Residential - Single	EAST RANCHO DOMINGUEZ
6180013009	Residential - Single	EAST RANCHO DOMINGUEZ
6180013010	Residential - Single	EAST RANCHO DOMINGUEZ
6180013011	Residential - Single	EAST RANCHO DOMINGUEZ
6180013012	Residential - Single	EAST RANCHO DOMINGUEZ
6180013013	Residential - Single	EAST RANCHO DOMINGUEZ
6180013014	Residential - Single	EAST RANCHO DOMINGUEZ
6180013015	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
6180013016	Residential - Single	EAST RANCHO DOMINGUEZ
6180013017	Residential - Single	EAST RANCHO DOMINGUEZ
6180013018	Residential - Single	EAST RANCHO DOMINGUEZ
6180013019	Residential - Single	EAST RANCHO DOMINGUEZ
6180013020	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180013021	Residential - Single	EAST RANCHO DOMINGUEZ
6180013022	Residential - Single	EAST RANCHO DOMINGUEZ
6180013023	Residential - Single	EAST RANCHO DOMINGUEZ
6180013024	Residential - Single	EAST RANCHO DOMINGUEZ
6180013025	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6180013026	Residential - Single	EAST RANCHO DOMINGUEZ
6180013027	Residential - Single	EAST RANCHO DOMINGUEZ
6180013028	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180015001	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180015003	Residential - Single	EAST RANCHO DOMINGUEZ
6180015004	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180015005	Residential - Single	EAST RANCHO DOMINGUEZ
6180015006	Residential - Single	EAST RANCHO DOMINGUEZ
6180015007	Residential - Single	EAST RANCHO DOMINGUEZ
6180015008	Residential - Single	EAST RANCHO DOMINGUEZ
6180015009	Residential - Single	EAST RANCHO DOMINGUEZ
6180015010	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180015011	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180015012	Residential - Single	EAST RANCHO DOMINGUEZ
6180015013	Residential - Single	EAST RANCHO DOMINGUEZ
6180015014	Residential - Single	EAST RANCHO DOMINGUEZ
6180015015	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180015019	Commercial - Store	EAST RANCHO DOMINGUEZ
6180015022	Industrial - Industrial	EAST RANCHO DOMINGUEZ
6180015023	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6180015024	Commercial - Store	EAST RANCHO DOMINGUEZ
6180015025	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6180015026	Residential - Single	EAST RANCHO DOMINGUEZ
6180015901	Commercial - Professional Building	EAST RANCHO DOMINGUEZ
6180016007	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
6180016008	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6180016009	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6180016020	Residential - Single	EAST RANCHO DOMINGUEZ
6180016021	Residential - Single	EAST RANCHO DOMINGUEZ

APN	Assessor Use Code - Type	Community Name
6180020019	Residential - Single	EAST RANCHO DOMINGUEZ
6180020020	Residential - Single	EAST RANCHO DOMINGUEZ
6180020021	Residential - Single	EAST RANCHO DOMINGUEZ
6180020022	Residential - Single	EAST RANCHO DOMINGUEZ
6180020023	Residential - Single	EAST RANCHO DOMINGUEZ
6180020024	Residential - Single	EAST RANCHO DOMINGUEZ
6180020025	Residential - Single	EAST RANCHO DOMINGUEZ
6180020026	Residential - Single	EAST RANCHO DOMINGUEZ
6180020027	Residential - Single	EAST RANCHO DOMINGUEZ
6180020028	Residential - Single	EAST RANCHO DOMINGUEZ
6180020029	Residential - Single	EAST RANCHO DOMINGUEZ
6180020030	Residential - Single	EAST RANCHO DOMINGUEZ
6180020031	Residential - Single	EAST RANCHO DOMINGUEZ
6180021001	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6180021002	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6180021003	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
6180021004	Residential - Single	EAST RANCHO DOMINGUEZ
6180021007	Residential - Single	EAST RANCHO DOMINGUEZ
6180021008	Residential - Single	EAST RANCHO DOMINGUEZ
6180021009	Residential - Single	EAST RANCHO DOMINGUEZ
6180021010	Residential - Single	EAST RANCHO DOMINGUEZ
6180021011	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180021012	Residential - Single	EAST RANCHO DOMINGUEZ
6180021013	Residential - Single	EAST RANCHO DOMINGUEZ
6180021014	Residential - Single	EAST RANCHO DOMINGUEZ
6180021015	Residential - Single	EAST RANCHO DOMINGUEZ
6180021016	Residential - Single	EAST RANCHO DOMINGUEZ
6180021017	Residential - Single	EAST RANCHO DOMINGUEZ
6180021018	Residential - Single	EAST RANCHO DOMINGUEZ
6180021019	Residential - Single	EAST RANCHO DOMINGUEZ
6180021020	Residential - Single	EAST RANCHO DOMINGUEZ
6180021021	Residential - Single	EAST RANCHO DOMINGUEZ
6180021022	Residential - Single	EAST RANCHO DOMINGUEZ
6180021023	Residential - Single	EAST RANCHO DOMINGUEZ
6180021024	Residential - Single	EAST RANCHO DOMINGUEZ
6180021025	Residential - Single	EAST RANCHO DOMINGUEZ
6180021026	Residential - Single	EAST RANCHO DOMINGUEZ
6180021027	Residential - Single	EAST RANCHO DOMINGUEZ
6180021028	Residential - Single	EAST RANCHO DOMINGUEZ
6180021029	Residential - Single	EAST RANCHO DOMINGUEZ
6180021031	Residential - Single	EAST RANCHO DOMINGUEZ
6180021032	Residential - Single	EAST RANCHO DOMINGUEZ
6180022001	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180022006	Commercial - Store	EAST RANCHO DOMINGUEZ
6180022034	Residential - Single	EAST RANCHO DOMINGUEZ
6180022035	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180022036	Residential - Single	EAST RANCHO DOMINGUEZ
6180022037	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180022038	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6180022039	Residential - Single	EAST RANCHO DOMINGUEZ
6180022040	Residential - Single	EAST RANCHO DOMINGUEZ
6180022041	Residential - Single	EAST RANCHO DOMINGUEZ
6180022042	Residential - Single	EAST RANCHO DOMINGUEZ
6180022043	Residential - Single	EAST RANCHO DOMINGUEZ
6180022045	Residential - Single	EAST RANCHO DOMINGUEZ
6180022050	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	EAST RANCHO DOMINGUEZ
6180022051	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6180022052	Residential - Single	EAST RANCHO DOMINGUEZ
6180022053	Residential - Single	EAST RANCHO DOMINGUEZ
6180022054	Residential - Single	EAST RANCHO DOMINGUEZ
6180022055	Residential - Single	EAST RANCHO DOMINGUEZ
6180022058	Residential - Single	EAST RANCHO DOMINGUEZ
6180022059	Residential - Single	EAST RANCHO DOMINGUEZ
6180022060	Residential - Single	EAST RANCHO DOMINGUEZ
6180022061	Residential - Single	EAST RANCHO DOMINGUEZ
6180022062	Residential - Single	EAST RANCHO DOMINGUEZ
6180022064	Residential - Single	EAST RANCHO DOMINGUEZ
6180023007		EAST RANCHO DOMINGUEZ
6180023011	Residential - Single	EAST RANCHO DOMINGUEZ
6180023047	Residential - Single	EAST RANCHO DOMINGUEZ
6180023048	Residential - Single	EAST RANCHO DOMINGUEZ
6180023049	Residential - Single	EAST RANCHO DOMINGUEZ
6180023050	Residential - Single	EAST RANCHO DOMINGUEZ
6180023051	Residential - Single	EAST RANCHO DOMINGUEZ
6180023052	Residential - Single	EAST RANCHO DOMINGUEZ
6180023053	Residential - Single	EAST RANCHO DOMINGUEZ
6180023054	Residential - Single	EAST RANCHO DOMINGUEZ
6180023056	Residential - Single	EAST RANCHO DOMINGUEZ
6180023057	Residential - Single	EAST RANCHO DOMINGUEZ

APN	Assessor Use Code - Type	Community Name
6181025014	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6181025016	Residential - Single	EAST RANCHO DOMINGUEZ
6181025017	Residential - Single	EAST RANCHO DOMINGUEZ
6181025018	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6181025020	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6181025021	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6181025022	Residential - Single	EAST RANCHO DOMINGUEZ
6181025023	Residential - Single	EAST RANCHO DOMINGUEZ
6181025024	Residential - Single	EAST RANCHO DOMINGUEZ
6181025025	Residential - Single	EAST RANCHO DOMINGUEZ
6181025027	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6181025028	Residential - Single	EAST RANCHO DOMINGUEZ
6181026005	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6181026006	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6181026007	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6181026008	Residential - Single	EAST RANCHO DOMINGUEZ
6181026012	Residential - Single	EAST RANCHO DOMINGUEZ
6181026014	Residential - Single	EAST RANCHO DOMINGUEZ
6181026017	Residential - Single	EAST RANCHO DOMINGUEZ
6181026018	Residential - Single	EAST RANCHO DOMINGUEZ
6181026020	Residential - Single	EAST RANCHO DOMINGUEZ
6181026022	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
6181026023	Commercial - Store	EAST RANCHO DOMINGUEZ
6181026025	Residential - Single	EAST RANCHO DOMINGUEZ
6181026026	Residential - Single	EAST RANCHO DOMINGUEZ
6181026030	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6181026031	Industrial - Warehousing, Distribution, Storage	EAST RANCHO DOMINGUEZ
6181028002	Residential - Single	EAST RANCHO DOMINGUEZ
6181028027	Commercial - Parking Lot	EAST RANCHO DOMINGUEZ
6181028028	Residential - Single	EAST RANCHO DOMINGUEZ
6181028029	Residential - Single	EAST RANCHO DOMINGUEZ
6181028030	Residential - Single	EAST RANCHO DOMINGUEZ
6181028031	Residential - Single	EAST RANCHO DOMINGUEZ
6181028032	Residential - Single	EAST RANCHO DOMINGUEZ
6181028033	Residential - Single	EAST RANCHO DOMINGUEZ
6181028034	Residential - Single	EAST RANCHO DOMINGUEZ
6181028038	Commercial - Parking Lot	EAST RANCHO DOMINGUEZ
6181028039	Commercial - Store	EAST RANCHO DOMINGUEZ
6181028040		EAST RANCHO DOMINGUEZ
6181029001	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6181029020	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6181029029	Residential - Single	EAST RANCHO DOMINGUEZ
6181029030	Residential - Single	EAST RANCHO DOMINGUEZ
6181029031	Residential - Single	EAST RANCHO DOMINGUEZ
6181029032	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	EAST RANCHO DOMINGUEZ
6181029034	Residential - Single	EAST RANCHO DOMINGUEZ
6181029035	Residential - Single	EAST RANCHO DOMINGUEZ
6181029036	Residential - Single	EAST RANCHO DOMINGUEZ
6181029037	Residential - Single	EAST RANCHO DOMINGUEZ
6181029038	Residential - Single	EAST RANCHO DOMINGUEZ
6181029039	Residential - Single	EAST RANCHO DOMINGUEZ
6181029040	Residential - Single	EAST RANCHO DOMINGUEZ
6181029041	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
6181029042	Commercial - Office Building	EAST RANCHO DOMINGUEZ
6181029043	Commercial - Office Building	EAST RANCHO DOMINGUEZ
6181029044	Commercial - Nursery or Greenhouse	EAST RANCHO DOMINGUEZ
6181030003	Residential - Single	EAST RANCHO DOMINGUEZ
6181030004	Residential - Single	EAST RANCHO DOMINGUEZ
6181030005	Residential - Single	EAST RANCHO DOMINGUEZ
6181030014	Residential - Single	EAST RANCHO DOMINGUEZ
6181030016	Residential - Single	EAST RANCHO DOMINGUEZ
6181030017	Residential - Single	EAST RANCHO DOMINGUEZ
6181030018	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6181030019	Residential - Single	EAST RANCHO DOMINGUEZ
6181030020	Residential - Single	EAST RANCHO DOMINGUEZ
6181030021	Residential - Single	EAST RANCHO DOMINGUEZ
6181030022	Residential - Single	EAST RANCHO DOMINGUEZ
6181030023	Residential - Single	EAST RANCHO DOMINGUEZ
6181030026	Residential - Single	EAST RANCHO DOMINGUEZ
6181030027	Residential - Single	EAST RANCHO DOMINGUEZ
6181030030	Residential - Single	EAST RANCHO DOMINGUEZ
6181030031	Residential - Single	EAST RANCHO DOMINGUEZ
6181030035	Residential - Single	EAST RANCHO DOMINGUEZ
6181030036	Residential - Single	EAST RANCHO DOMINGUEZ
6181030037	Residential - Single	EAST RANCHO DOMINGUEZ
6181030038	Residential - Single	EAST RANCHO DOMINGUEZ
6181030039	Residential - Single	EAST RANCHO DOMINGUEZ
6181030040	Residential - Single	EAST RANCHO DOMINGUEZ
6181030041	Residential - Single	EAST RANCHO DOMINGUEZ

APN	Assessor Use Code - Type	Community Name
6185009042	Residential - Single	EAST RANCHO DOMINGUEZ
6185009043	Residential - Single	EAST RANCHO DOMINGUEZ
6185009044	Residential - Single	EAST RANCHO DOMINGUEZ
6185009045	Residential - Single	EAST RANCHO DOMINGUEZ
6185009046	Residential - Single	EAST RANCHO DOMINGUEZ
6185009047	Residential - Single	EAST RANCHO DOMINGUEZ
6185009049	Residential - Single	EAST RANCHO DOMINGUEZ
6185009051	Residential - Single	EAST RANCHO DOMINGUEZ
6185009052	Residential - Single	EAST RANCHO DOMINGUEZ
6185009053	Residential - Single	EAST RANCHO DOMINGUEZ
6185009054	Residential - Single	EAST RANCHO DOMINGUEZ
6185009055	Residential - Single	EAST RANCHO DOMINGUEZ
6185009056	Residential - Single	EAST RANCHO DOMINGUEZ
6185009057	Residential - Single	EAST RANCHO DOMINGUEZ
6185009058	Residential - Single	EAST RANCHO DOMINGUEZ
6185009059	Residential - Single	EAST RANCHO DOMINGUEZ
6185010004	Residential - Single	EAST RANCHO DOMINGUEZ
6185010005	Commercial - Store	EAST RANCHO DOMINGUEZ
6185010006	Commercial - Store	EAST RANCHO DOMINGUEZ
6185010007	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	EAST RANCHO DOMINGUEZ
6185010010	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6185010011	Commercial - Commercial	EAST RANCHO DOMINGUEZ
6185010012	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	EAST RANCHO DOMINGUEZ
6185010013	Institutional - Church	EAST RANCHO DOMINGUEZ
6185010020	Commercial - Restaurant, Cocktail Lounge	EAST RANCHO DOMINGUEZ
6185010032	Residential - Single	EAST RANCHO DOMINGUEZ
6185010033	Residential - Single	EAST RANCHO DOMINGUEZ
6185010034	Residential - Single	EAST RANCHO DOMINGUEZ
6185010035	Residential - Single	EAST RANCHO DOMINGUEZ
6185010036	Residential - Single	EAST RANCHO DOMINGUEZ
6185010037	Residential - Single	EAST RANCHO DOMINGUEZ
6185010038	Residential - Single	EAST RANCHO DOMINGUEZ
6185010039	Residential - Single	EAST RANCHO DOMINGUEZ
6185010040	Residential - Single	EAST RANCHO DOMINGUEZ
6185010047	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6185010048	Residential - Single	EAST RANCHO DOMINGUEZ
6185010050	Residential - Single	EAST RANCHO DOMINGUEZ
6185010051	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6185010057	Commercial - Store	EAST RANCHO DOMINGUEZ
6185011004	Residential - Single	EAST RANCHO DOMINGUEZ
6185011005	Residential - Single	EAST RANCHO DOMINGUEZ
6185011006	Residential - Three Units (any combination)	EAST RANCHO DOMINGUEZ
6185011009	Residential - Single	EAST RANCHO DOMINGUEZ
6185011010	Residential - Single	EAST RANCHO DOMINGUEZ
6185011019	Residential - Single	EAST RANCHO DOMINGUEZ
6185011024	Residential - Single	EAST RANCHO DOMINGUEZ
6185011025	Residential - Single	EAST RANCHO DOMINGUEZ
6185011026	Residential - Single	EAST RANCHO DOMINGUEZ
6185011027	Residential - Single	EAST RANCHO DOMINGUEZ
6185011029	Residential - Single	EAST RANCHO DOMINGUEZ
6185011030	Residential - Single	EAST RANCHO DOMINGUEZ
6185011031	Residential - Single	EAST RANCHO DOMINGUEZ
6185011032	Residential - Single	EAST RANCHO DOMINGUEZ
6185011037	Institutional - Church	EAST RANCHO DOMINGUEZ
6185011039	Institutional - Church	EAST RANCHO DOMINGUEZ
6185011041	Residential - Single	EAST RANCHO DOMINGUEZ
6185011044	Residential - Single	EAST RANCHO DOMINGUEZ
6185011045	Residential - Single	EAST RANCHO DOMINGUEZ
6185011046	Residential - Single	EAST RANCHO DOMINGUEZ
6185012004	Residential - Single	EAST RANCHO DOMINGUEZ
6185012005	Residential - Single	EAST RANCHO DOMINGUEZ
6185012006	Residential - Single	EAST RANCHO DOMINGUEZ
6185012007	Residential - Single	EAST RANCHO DOMINGUEZ
6185012008	Residential - Single	EAST RANCHO DOMINGUEZ
6185012009	Residential - Single	EAST RANCHO DOMINGUEZ
6185012010	Residential - Single	EAST RANCHO DOMINGUEZ
6185012011	Residential - Single	EAST RANCHO DOMINGUEZ
6185012012	Residential - Single	EAST RANCHO DOMINGUEZ
6185012013	Residential - Single	EAST RANCHO DOMINGUEZ
6185012019	Residential - Single	EAST RANCHO DOMINGUEZ
6185012020	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6185012021	Residential - Single	EAST RANCHO DOMINGUEZ
6185012022	Residential - Single	EAST RANCHO DOMINGUEZ
6185012023	Residential - Single	EAST RANCHO DOMINGUEZ
6185012024	Residential - Single	EAST RANCHO DOMINGUEZ
6185012025	Residential - Single	EAST RANCHO DOMINGUEZ
6185012026	Residential - Single	EAST RANCHO DOMINGUEZ
6185012027	Residential - Single	EAST RANCHO DOMINGUEZ
6185012028	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	EAST RANCHO DOMINGUEZ

APN	Assessor Use Code - Type	Community Name
6195019011	Residential - Single	EAST RANCHO DOMINGUEZ
6195019012	Residential - Single	EAST RANCHO DOMINGUEZ
6195019014	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6195019015	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6195019016	Residential - Single	EAST RANCHO DOMINGUEZ
6195019017	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
6195019026	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6195019027	Commercial - Store	EAST RANCHO DOMINGUEZ
6195019028	Commercial - Office Building	EAST RANCHO DOMINGUEZ
6195019029	Commercial - Office Building	EAST RANCHO DOMINGUEZ
6195019030	Commercial - Store	EAST RANCHO DOMINGUEZ
6195019031	Commercial - Parking Lot	EAST RANCHO DOMINGUEZ
6195019032	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6195019033	Commercial - Office Building	EAST RANCHO DOMINGUEZ
6195019034	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
6195019036	Residential - Single	EAST RANCHO DOMINGUEZ
7301012001	Residential - Single	EAST RANCHO DOMINGUEZ
7301012004	Residential - Single	EAST RANCHO DOMINGUEZ
7301012005	Residential - Single	EAST RANCHO DOMINGUEZ
7301012006	Residential - Single	EAST RANCHO DOMINGUEZ
7301012007	Residential - Single	EAST RANCHO DOMINGUEZ
7301012008	Residential - Single	EAST RANCHO DOMINGUEZ
7301012011	Residential - Single	EAST RANCHO DOMINGUEZ
7301012012	Residential - Single	EAST RANCHO DOMINGUEZ
7301012013	Residential - Single	EAST RANCHO DOMINGUEZ
7301012014	Residential - Single	EAST RANCHO DOMINGUEZ
7301012015	Residential - Single	EAST RANCHO DOMINGUEZ
7301012016	Residential - Single	EAST RANCHO DOMINGUEZ
7301012017	Residential - Single	EAST RANCHO DOMINGUEZ
7301012018	Residential - Single	EAST RANCHO DOMINGUEZ
7301012019	Residential - Single	EAST RANCHO DOMINGUEZ
7301012020	Residential - Single	EAST RANCHO DOMINGUEZ
7301012021	Residential - Single	EAST RANCHO DOMINGUEZ
7301013001	Residential - Single	EAST RANCHO DOMINGUEZ
7301013002	Residential - Single	EAST RANCHO DOMINGUEZ
7301013003	Residential - Single	EAST RANCHO DOMINGUEZ
7301013004	Residential - Single	EAST RANCHO DOMINGUEZ
7301013005	Residential - Single	EAST RANCHO DOMINGUEZ
7301013006	Residential - Single	EAST RANCHO DOMINGUEZ
7301013007	Residential - Single	EAST RANCHO DOMINGUEZ
7301013008	Residential - Single	EAST RANCHO DOMINGUEZ
7301013013	Residential - Single	EAST RANCHO DOMINGUEZ
7301013014	Residential - Single	EAST RANCHO DOMINGUEZ
7301013015	Residential - Single	EAST RANCHO DOMINGUEZ
7301013017	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
7301013024	Residential - Single	EAST RANCHO DOMINGUEZ
7301013025	Residential - Single	EAST RANCHO DOMINGUEZ
7301013026	Residential - Single	EAST RANCHO DOMINGUEZ
7301013027	Residential - Single	EAST RANCHO DOMINGUEZ
7301013028	Residential - Single	EAST RANCHO DOMINGUEZ
7301013030	Residential - Single	EAST RANCHO DOMINGUEZ
7301013032	Residential - Single	EAST RANCHO DOMINGUEZ
7301013033	Residential - Single	EAST RANCHO DOMINGUEZ
7301013036	Residential - Single	EAST RANCHO DOMINGUEZ
7301013038	Residential - Single	EAST RANCHO DOMINGUEZ
7301013039	Residential - Single	EAST RANCHO DOMINGUEZ
7301013040	Residential - Single	EAST RANCHO DOMINGUEZ
7301013042	Residential - Single	EAST RANCHO DOMINGUEZ
7301013043	Residential - Single	EAST RANCHO DOMINGUEZ
7301014004	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
7301014005	Residential - Five or more Apartments or units	EAST RANCHO DOMINGUEZ
7301014006	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
7301014007	Residential - Single	EAST RANCHO DOMINGUEZ
7301014008	Residential - Single	EAST RANCHO DOMINGUEZ
7301014009	Residential - Single	EAST RANCHO DOMINGUEZ
7301014010	Residential - Single	EAST RANCHO DOMINGUEZ
7301014011	Residential - Single	EAST RANCHO DOMINGUEZ
7301014016	Residential - Single	EAST RANCHO DOMINGUEZ
7301014017	Residential - Single	EAST RANCHO DOMINGUEZ
7301014018	Residential - Single	EAST RANCHO DOMINGUEZ
7301014019	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
7301014020	Residential - Single	EAST RANCHO DOMINGUEZ
7301014024	Residential - Four Units (any combination)	EAST RANCHO DOMINGUEZ
7301014025	Commercial - Store Combination (w/ Office or Residential)	EAST RANCHO DOMINGUEZ
7301015001	Residential - Single	EAST RANCHO DOMINGUEZ
7301015002	Residential - Double, Duplex or Two Units	EAST RANCHO DOMINGUEZ
7301015003	Residential - Single	EAST RANCHO DOMINGUEZ
7301015004	Residential - Single	EAST RANCHO DOMINGUEZ
7301015005	Residential - Single	EAST RANCHO DOMINGUEZ

APN	Assessor Use Code - Type	Community Name
2526012022	Residential - Single	KAGEL CANYON
2526012023	Residential - Single	KAGEL CANYON
2526012024	Residential - Single	KAGEL CANYON
2526012025	Residential - Single	KAGEL CANYON
2526012034	Residential - Single	KAGEL CANYON
2526012044	Residential - Single	KAGEL CANYON
2526012048	Residential - Single	KAGEL CANYON
2526012063	Residential - Single	KAGEL CANYON
2526012064	Residential - Single	KAGEL CANYON
2526013018	Residential - Single	KAGEL CANYON
2526014003	Residential - Single	KAGEL CANYON
2526014033	Residential - Single	KAGEL CANYON
2526014040	Residential - Single	KAGEL CANYON
2526014041	Residential - Single	KAGEL CANYON
2526016019	Residential - Single	KAGEL CANYON
2526016020	Residential - Single	KAGEL CANYON
2526016021	Residential - Single	KAGEL CANYON
2526017012	Residential - Single	KAGEL CANYON
2526017013	Residential - Single	KAGEL CANYON
2526017034	Residential - Single	KAGEL CANYON
2526017038	Residential - Single	KAGEL CANYON
2526017039	Residential - Single	KAGEL CANYON
2526018009	Residential - Double, Duplex or Two Units	KAGEL CANYON
2526018011	Residential - Single	KAGEL CANYON
2526019006	Residential - Single	KAGEL CANYON
2526019008	Residential - Single	KAGEL CANYON
2526019009	Residential - Single	KAGEL CANYON
2526019023	Residential - Single	KAGEL CANYON
2526020013	Residential - Single	KAGEL CANYON
2526020014	Residential - Single	KAGEL CANYON
2526020015	Residential - Single	KAGEL CANYON
2526020016	Residential - Single	KAGEL CANYON
2526020017	Residential - Single	KAGEL CANYON
2526020021	Residential - Single	KAGEL CANYON
2526020024	Residential - Single	KAGEL CANYON
2526020026	Residential - Single	KAGEL CANYON
2526020028	Residential - Single	KAGEL CANYON
2526024021	Residential - Single	KAGEL CANYON
2526025022	Residential - Single	KAGEL CANYON
2529028003	Residential - Single	KAGEL CANYON
2529028009	Residential - Single	KAGEL CANYON
4201004059	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004060	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004061	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004062	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004063	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004064	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004065	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004066	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004067	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004068	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004069	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
4201004070	Residential - Single	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
7185018001	Residential - Single	LONG BEACH ISLAND
7185018002	Residential - Single	LONG BEACH ISLAND
7185018003	Residential - Single	LONG BEACH ISLAND
7185018004	Residential - Single	LONG BEACH ISLAND
7185018005	Residential - Single	LONG BEACH ISLAND
7185018006	Residential - Single	LONG BEACH ISLAND
7185018007	Residential - Single	LONG BEACH ISLAND
7185018008	Residential - Single	LONG BEACH ISLAND
7185018009	Residential - Single	LONG BEACH ISLAND
7185018010	Residential - Single	LONG BEACH ISLAND
7185018011	Residential - Single	LONG BEACH ISLAND
7185018012	Residential - Single	LONG BEACH ISLAND
7185019001	Residential - Single	LONG BEACH ISLAND
7185019002	Residential - Single	LONG BEACH ISLAND
7185019003	Residential - Single	LONG BEACH ISLAND
7185019004	Residential - Single	LONG BEACH ISLAND
7185019005	Residential - Single	LONG BEACH ISLAND
7185019006	Residential - Single	LONG BEACH ISLAND
7185019007	Residential - Single	LONG BEACH ISLAND
7185019008	Residential - Single	LONG BEACH ISLAND
7185019009	Residential - Single	LONG BEACH ISLAND
7185019010	Residential - Single	LONG BEACH ISLAND
7185019011	Residential - Single	LONG BEACH ISLAND
7185019012	Residential - Single	LONG BEACH ISLAND
7185019013	Residential - Single	LONG BEACH ISLAND
7185019014	Residential - Single	LONG BEACH ISLAND

APN	Assessor Use Code - Type	Community Name
7185032005	Residential - Single	LONG BEACH ISLAND
7185032006	Residential - Single	LONG BEACH ISLAND
7185032007	Residential - Single	LONG BEACH ISLAND
7185032008	Residential - Single	LONG BEACH ISLAND
7185032009	Residential - Single	LONG BEACH ISLAND
7185032010	Residential - Single	LONG BEACH ISLAND
7185032011	Residential - Single	LONG BEACH ISLAND
7185032012	Residential - Single	LONG BEACH ISLAND
7185032013	Residential - Single	LONG BEACH ISLAND
7185032014	Residential - Single	LONG BEACH ISLAND
7185032015	Residential - Single	LONG BEACH ISLAND
7185032016	Residential - Single	LONG BEACH ISLAND
7185032017	Residential - Single	LONG BEACH ISLAND
7185032018	Residential - Single	LONG BEACH ISLAND
7185032019	Residential - Single	LONG BEACH ISLAND
7185032020	Residential - Single	LONG BEACH ISLAND
7185032021	Residential - Single	LONG BEACH ISLAND
7185032022	Residential - Single	LONG BEACH ISLAND
7185032023	Residential - Single	LONG BEACH ISLAND
7185032024	Residential - Single	LONG BEACH ISLAND
7185033001	Residential - Single	LONG BEACH ISLAND
7185033002	Residential - Single	LONG BEACH ISLAND
7185033003	Residential - Single	LONG BEACH ISLAND
7185033004	Residential - Single	LONG BEACH ISLAND
7185033005	Residential - Single	LONG BEACH ISLAND
7185033006	Residential - Single	LONG BEACH ISLAND
7185033007	Residential - Single	LONG BEACH ISLAND
7185033008	Residential - Single	LONG BEACH ISLAND
7185033009	Residential - Single	LONG BEACH ISLAND
7185033010	Residential - Single	LONG BEACH ISLAND
7185033011	Residential - Single	LONG BEACH ISLAND
7185033012	Residential - Single	LONG BEACH ISLAND
7185033013	Residential - Single	LONG BEACH ISLAND
7185033014	Residential - Single	LONG BEACH ISLAND
7185033015	Residential - Single	LONG BEACH ISLAND
7185033016	Residential - Single	LONG BEACH ISLAND
7185033017	Residential - Single	LONG BEACH ISLAND
7185033018	Residential - Single	LONG BEACH ISLAND
7185033019	Residential - Single	LONG BEACH ISLAND
7185033020	Residential - Single	LONG BEACH ISLAND
7185033021	Residential - Single	LONG BEACH ISLAND
7185033022	Residential - Single	LONG BEACH ISLAND
7185033023	Residential - Single	LONG BEACH ISLAND
7185033024	Residential - Single	LONG BEACH ISLAND
7185033025	Residential - Single	LONG BEACH ISLAND
7185033026	Residential - Single	LONG BEACH ISLAND
7185034001	Residential - Single	LONG BEACH ISLAND
7185034002	Residential - Single	LONG BEACH ISLAND
7185034003	Residential - Single	LONG BEACH ISLAND
7185034004	Residential - Single	LONG BEACH ISLAND
7185034005	Residential - Single	LONG BEACH ISLAND
7185034006	Residential - Single	LONG BEACH ISLAND
7185034007	Residential - Single	LONG BEACH ISLAND
7185034008	Residential - Single	LONG BEACH ISLAND
7185034009	Residential - Single	LONG BEACH ISLAND
7185034010	Residential - Single	LONG BEACH ISLAND
7185034011	Residential - Single	LONG BEACH ISLAND
7185034012	Residential - Single	LONG BEACH ISLAND
7185034013	Residential - Single	LONG BEACH ISLAND
7185034014	Residential - Single	LONG BEACH ISLAND
7185034015	Residential - Single	LONG BEACH ISLAND
7185034016	Residential - Single	LONG BEACH ISLAND
7185034017	Residential - Single	LONG BEACH ISLAND
7185034018	Residential - Single	LONG BEACH ISLAND
7185034019	Residential - Single	LONG BEACH ISLAND
7185034020	Residential - Single	LONG BEACH ISLAND
7185034021	Residential - Single	LONG BEACH ISLAND
7185034022	Residential - Single	LONG BEACH ISLAND
7185034023	Residential - Single	LONG BEACH ISLAND
7185034024	Residential - Single	LONG BEACH ISLAND
7185034025	Residential - Single	LONG BEACH ISLAND
7185034026	Residential - Single	LONG BEACH ISLAND
2526003036	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	LOPEZ CANYON
2581006008	Dry Farm - Desert	LOPEZ CANYON
2846002012	Commercial - Animal Kennel	LOPEZ CANYON
2846002018	Institutional - School (Private)	LOPEZ CANYON
6234012900	Government Owned Property	LYNWOOD ISLAND
6234013271	Industrial - Industrial	LYNWOOD ISLAND
4438003007	Residential - Single	MALIBU COASTAL ZONE

APN	Assessor Use Code - Type	Community Name
4438003008	Residential - Single	MALIBU COASTAL ZONE
4438003009	Residential - Single	MALIBU COASTAL ZONE
4438003014	Residential - Single	MALIBU COASTAL ZONE
4438003015	Residential - Five or more Apartments or units	MALIBU COASTAL ZONE
4438007004	Residential - Single	MALIBU COASTAL ZONE
4438007005	Residential - Single	MALIBU COASTAL ZONE
4438007006	Residential - Single	MALIBU COASTAL ZONE
4438007007	Residential - Single	MALIBU COASTAL ZONE
4438007008	Residential - Single	MALIBU COASTAL ZONE
4438007009	Residential - Single	MALIBU COASTAL ZONE
4438007012	Residential - Single	MALIBU COASTAL ZONE
4438007013	Residential - Single	MALIBU COASTAL ZONE
4438008007	Residential - Single	MALIBU COASTAL ZONE
4438008008	Residential - Single	MALIBU COASTAL ZONE
4438008011	Residential - Single	MALIBU COASTAL ZONE
4438008012	Residential - Single	MALIBU COASTAL ZONE
4438008013	Residential - Single	MALIBU COASTAL ZONE
4438008014	Residential - Single	MALIBU COASTAL ZONE
4438008015	Residential - Single	MALIBU COASTAL ZONE
4438008028	Residential - Single	MALIBU COASTAL ZONE
4438008029	Residential - Single	MALIBU COASTAL ZONE
4438008033	Residential - Single	MALIBU COASTAL ZONE
4438009003	Residential - Single	MALIBU COASTAL ZONE
4438009005	Residential - Single	MALIBU COASTAL ZONE
4438009006	Residential - Single	MALIBU COASTAL ZONE
4438009007	Residential - Single	MALIBU COASTAL ZONE
4438009009	Residential - Single	MALIBU COASTAL ZONE
4438009015	Residential - Single	MALIBU COASTAL ZONE
4438009017	Residential - Single	MALIBU COASTAL ZONE
4438009018	Residential - Single	MALIBU COASTAL ZONE
4438009024	Residential - Single	MALIBU COASTAL ZONE
4438009026	Residential - Single	MALIBU COASTAL ZONE
4438009027	Residential - Single	MALIBU COASTAL ZONE
4438009029	Residential - Single	MALIBU COASTAL ZONE
4438009043	Residential - Single	MALIBU COASTAL ZONE
4438009046	Residential - Single	MALIBU COASTAL ZONE
4438009047	Residential - Single	MALIBU COASTAL ZONE
4438009049	Residential - Single	MALIBU COASTAL ZONE
4438009050	Residential - Single	MALIBU COASTAL ZONE
4438012001	Residential - Single	MALIBU COASTAL ZONE
4438012002	Residential - Three Units (any combination)	MALIBU COASTAL ZONE
4438012003	Residential - Single	MALIBU COASTAL ZONE
4438012004	Commercial - Office Building	MALIBU COASTAL ZONE
4438012008	Residential - Single	MALIBU COASTAL ZONE
4438012009	Residential - Single	MALIBU COASTAL ZONE
4438012035	Residential - Single	MALIBU COASTAL ZONE
4438012036	Residential - Single	MALIBU COASTAL ZONE
4438019004	Residential - Single	MALIBU COASTAL ZONE
4438020039	Residential - Single	MALIBU COASTAL ZONE
4438020040	Residential - Single	MALIBU COASTAL ZONE
4438020049	Residential - Single	MALIBU COASTAL ZONE
4438023002	Residential - Single	MALIBU COASTAL ZONE
4438024017	Residential - Single	MALIBU COASTAL ZONE
4438024018	Residential - Single	MALIBU COASTAL ZONE
4438025015	Residential - Single	MALIBU COASTAL ZONE
4438025024	Residential - Single	MALIBU COASTAL ZONE
4438025036	Residential - Single	MALIBU COASTAL ZONE
4438027005	Residential - Single	MALIBU COASTAL ZONE
4438027007	Residential - Single	MALIBU COASTAL ZONE
4438029007	Residential - Single	MALIBU COASTAL ZONE
4438031009	Residential - Double, Duplex or Two Units	MALIBU COASTAL ZONE
4440006019	Residential - Single	MALIBU COASTAL ZONE
4440012001	Residential - Single	MALIBU COASTAL ZONE
4440012002	Residential - Single	MALIBU COASTAL ZONE
4440013002	Residential - Single	MALIBU COASTAL ZONE
4440013003	Residential - Single	MALIBU COASTAL ZONE
4440013004	Residential - Single	MALIBU COASTAL ZONE
4440013005	Residential - Single	MALIBU COASTAL ZONE
4440013006	Residential - Single	MALIBU COASTAL ZONE
4440013011	Residential - Single	MALIBU COASTAL ZONE
4440013012	Residential - Single	MALIBU COASTAL ZONE
4440013019	Residential - Single	MALIBU COASTAL ZONE
4440014002	Residential - Single	MALIBU COASTAL ZONE
4440014003	Residential - Single	MALIBU COASTAL ZONE
4440014007	Residential - Single	MALIBU COASTAL ZONE
4440014010	Residential - Single	MALIBU COASTAL ZONE
4440014900	Government Owned Property	MALIBU COASTAL ZONE
4440015009	Residential - Single	MALIBU COASTAL ZONE
4440015010	Residential - Single	MALIBU COASTAL ZONE

APN	Assessor Use Code - Type	Community Name
4440015011	Residential - Single	MALIBU COASTAL ZONE
4440015013	Residential - Single	MALIBU COASTAL ZONE
4440017006	Residential - Single	MALIBU COASTAL ZONE
4440027001	Residential - Single	MALIBU COASTAL ZONE
4440027002	Residential - Single	MALIBU COASTAL ZONE
4440028001	Residential - Single	MALIBU COASTAL ZONE
4440028004	Residential - Single	MALIBU COASTAL ZONE
4440028005	Industrial - Industrial	MALIBU COASTAL ZONE
4440028006	Commercial - Commercial	MALIBU COASTAL ZONE
4440028009	Residential - Single	MALIBU COASTAL ZONE
4440030001	Residential - Single	MALIBU COASTAL ZONE
4443001900	Government Owned Property	MALIBU COASTAL ZONE
4444006001	Residential - Single	MALIBU COASTAL ZONE
4444006031	Residential - Single	MALIBU COASTAL ZONE
4444008001	Residential - Single	MALIBU COASTAL ZONE
4444008002	Residential - Single	MALIBU COASTAL ZONE
4444009026	Residential - Single	MALIBU COASTAL ZONE
4444023014	Residential - Single	MALIBU COASTAL ZONE
4444023017	Residential - Single	MALIBU COASTAL ZONE
4444024011	Residential - Single	MALIBU COASTAL ZONE
4444025005	Residential - Single	MALIBU COASTAL ZONE
4444025008	Residential - Single	MALIBU COASTAL ZONE
4444026014	Residential - Single	MALIBU COASTAL ZONE
4444026015	Residential - Single	MALIBU COASTAL ZONE
4444026016	Residential - Single	MALIBU COASTAL ZONE
4444026024	Residential - Single	MALIBU COASTAL ZONE
4445004902	Government Owned Property	MALIBU COASTAL ZONE
4445004903	Government Owned Property	MALIBU COASTAL ZONE
4445005002	Residential - Single	MALIBU COASTAL ZONE
4445006028	Commercial - Store	MALIBU COASTAL ZONE
4445006029	Residential - Single	MALIBU COASTAL ZONE
4445006033		MALIBU COASTAL ZONE
4445006034		MALIBU COASTAL ZONE
4445006035		MALIBU COASTAL ZONE
4445007019	Commercial - Commercial	MALIBU COASTAL ZONE
4445008015	Commercial - Store Combination (w/ Office or Residential)	MALIBU COASTAL ZONE
4445008803	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	MALIBU COASTAL ZONE
4445024023	Residential - Double, Duplex or Two Units	MALIBU COASTAL ZONE
4445026001	Residential - Single	MALIBU COASTAL ZONE
4445026006	Residential - Single	MALIBU COASTAL ZONE
4445026007	Residential - Single	MALIBU COASTAL ZONE
4445026009	Residential - Single	MALIBU COASTAL ZONE
4445026010	Residential - Single	MALIBU COASTAL ZONE
4445026011	Residential - Single	MALIBU COASTAL ZONE
4445027002	Residential - Single	MALIBU COASTAL ZONE
4445027005	Residential - Single	MALIBU COASTAL ZONE
4445027006	Residential - Single	MALIBU COASTAL ZONE
4445027007	Residential - Single	MALIBU COASTAL ZONE
4445027008	Residential - Single	MALIBU COASTAL ZONE
4445027009	Residential - Single	MALIBU COASTAL ZONE
4445027011	Residential - Single	MALIBU COASTAL ZONE
4445028014	Industrial - Lumber Yard	MALIBU COASTAL ZONE
4448001900	Government Owned Property	MALIBU COASTAL ZONE
4448002901	Commercial - Restaurant, Cocktail Lounge	MALIBU COASTAL ZONE
4452027009	Residential - Single	MALIBU COASTAL ZONE
4452027021	Residential - Single	MALIBU COASTAL ZONE
4455033912	Institutional - School (Private)	MALIBU COASTAL ZONE
4455039001	Residential - Single	MALIBU COASTAL ZONE
4455039007	Residential - Single	MALIBU COASTAL ZONE
4455039012	Residential - Single	MALIBU COASTAL ZONE
4455039013	Residential - Single	MALIBU COASTAL ZONE
4456003025	Residential - Single	MALIBU COASTAL ZONE
4456005001	Residential - Single	MALIBU COASTAL ZONE
4456005002	Residential - Single	MALIBU COASTAL ZONE
4456005013	Residential - Single	MALIBU COASTAL ZONE
4456005014	Residential - Single	MALIBU COASTAL ZONE
4456005015	Residential - Single	MALIBU COASTAL ZONE
4456011094	Residential - Single	MALIBU COASTAL ZONE
4456013015	Residential - Single	MALIBU COASTAL ZONE
4456014007	Residential - Single	MALIBU COASTAL ZONE
4456015003	Residential - Single	MALIBU COASTAL ZONE
4456015004	Residential - Single	MALIBU COASTAL ZONE
4456015005	Residential - Single	MALIBU COASTAL ZONE
4456015006	Residential - Single	MALIBU COASTAL ZONE
4456016020	Residential - Single	MALIBU COASTAL ZONE
4456017019	Residential - Single	MALIBU COASTAL ZONE
4456017033	Residential - Single	MALIBU COASTAL ZONE
4456017034	Residential - Single	MALIBU COASTAL ZONE
4456017042	Residential - Single	MALIBU COASTAL ZONE

APN	Assessor Use Code - Type	Community Name
4456019004	Residential - Single	MALIBU COASTAL ZONE
4456019005	Residential - Single	MALIBU COASTAL ZONE
4456019006	Residential - Single	MALIBU COASTAL ZONE
4456019029	Residential - Single	MALIBU COASTAL ZONE
4456021001	Residential - Single	MALIBU COASTAL ZONE
4456021014	Residential - Single	MALIBU COASTAL ZONE
4456021015	Residential - Single	MALIBU COASTAL ZONE
4456030011	Residential - Single	MALIBU COASTAL ZONE
4456030012	Residential - Single	MALIBU COASTAL ZONE
4456030026	Residential - Single	MALIBU COASTAL ZONE
4456030027	Residential - Single	MALIBU COASTAL ZONE
4456030036	Residential - Single	MALIBU COASTAL ZONE
4456031012	Residential - Single	MALIBU COASTAL ZONE
4456031017	Residential - Single	MALIBU COASTAL ZONE
4456036001	Residential - Single	MALIBU COASTAL ZONE
4456036009	Residential - Single	MALIBU COASTAL ZONE
4461018020	Residential - Single	MALIBU COASTAL ZONE
4461019033	Residential - Single	MALIBU COASTAL ZONE
4461033006	Residential - Single	MALIBU COASTAL ZONE
4461033009	Residential - Single	MALIBU COASTAL ZONE
4461033010	Residential - Single	MALIBU COASTAL ZONE
4461036015	Residential - Single	MALIBU COASTAL ZONE
4462031900	Government Owned Property	MALIBU COASTAL ZONE
4462032901	Government Owned Property	MALIBU COASTAL ZONE
4224001904	Residential - Five or more Apartments or units	MARINA DEL REY
4224004900	Government Owned Property	MARINA DEL REY
4224004901	Government Owned Property	MARINA DEL REY
4224004902	Government Owned Property	MARINA DEL REY
4224005900	Government Owned Property	MARINA DEL REY
4224006901	Government Owned Property	MARINA DEL REY
4224006909	Government Owned Property	MARINA DEL REY
4224008900	Government Owned Property	MARINA DEL REY
4224010900	Government Owned Property	MARINA DEL REY
4224011901	Government Owned Property	MARINA DEL REY
4224012900	Government Owned Property	MARINA DEL REY
4224012901	Government Owned Property	MARINA DEL REY
4225013077	Residential - Single	MARINA DEL REY
4225013078	Residential - Single	MARINA DEL REY
4225013079	Residential - Single	MARINA DEL REY
4225013080	Residential - Single	MARINA DEL REY
4225013081	Residential - Single	MARINA DEL REY
4225013082	Residential - Single	MARINA DEL REY
4225013083	Residential - Single	MARINA DEL REY
4225013084	Residential - Single	MARINA DEL REY
4225013085	Residential - Single	MARINA DEL REY
4225013086	Residential - Single	MARINA DEL REY
4225013087	Residential - Single	MARINA DEL REY
4225013088	Residential - Single	MARINA DEL REY
4225013089	Residential - Single	MARINA DEL REY
4225013090	Residential - Single	MARINA DEL REY
4225013091	Residential - Single	MARINA DEL REY
4225013092	Residential - Single	MARINA DEL REY
4225013093	Residential - Single	MARINA DEL REY
4225013094	Residential - Single	MARINA DEL REY
4225013095	Residential - Single	MARINA DEL REY
4225013096	Residential - Single	MARINA DEL REY
4225013097	Residential - Single	MARINA DEL REY
4225013098	Residential - Single	MARINA DEL REY
4225013099	Residential - Single	MARINA DEL REY
4225013100	Residential - Single	MARINA DEL REY
4225013101	Residential - Single	MARINA DEL REY
4225013102	Residential - Single	MARINA DEL REY
4225013103	Residential - Single	MARINA DEL REY
4225013104	Residential - Single	MARINA DEL REY
4225013105	Residential - Single	MARINA DEL REY
4225013106	Residential - Single	MARINA DEL REY
4225013107	Residential - Single	MARINA DEL REY
4225013108	Residential - Single	MARINA DEL REY
4225013109	Residential - Single	MARINA DEL REY
4225013110	Residential - Single	MARINA DEL REY
4225013111	Residential - Single	MARINA DEL REY
4225013112	Residential - Single	MARINA DEL REY
4225013113	Residential - Single	MARINA DEL REY
4225013114	Residential - Single	MARINA DEL REY
4225013115	Residential - Single	MARINA DEL REY
4225013116	Residential - Single	MARINA DEL REY
4225013117	Residential - Single	MARINA DEL REY
4225013118	Residential - Single	MARINA DEL REY
4225013119	Residential - Single	MARINA DEL REY

APN	Assessor Use Code - Type	Community Name
8124029005	Residential - Single	NORTH WHITTIER
8124029006	Residential - Single	NORTH WHITTIER
8124029007	Residential - Single	NORTH WHITTIER
8124029008	Residential - Single	NORTH WHITTIER
8124029009	Residential - Single	NORTH WHITTIER
8124029010	Residential - Single	NORTH WHITTIER
8124029011	Residential - Single	NORTH WHITTIER
8124029012	Residential - Single	NORTH WHITTIER
8124029013	Residential - Single	NORTH WHITTIER
8124029014	Residential - Single	NORTH WHITTIER
8124029015	Residential - Single	NORTH WHITTIER
8124029016	Residential - Single	NORTH WHITTIER
8124029017	Residential - Single	NORTH WHITTIER
8124029018	Residential - Single	NORTH WHITTIER
8124029019	Residential - Single	NORTH WHITTIER
8124030001	Residential - Single	NORTH WHITTIER
8124030002	Residential - Single	NORTH WHITTIER
8124030003	Residential - Single	NORTH WHITTIER
8124030004	Residential - Single	NORTH WHITTIER
8124030005	Residential - Single	NORTH WHITTIER
8124030006	Residential - Single	NORTH WHITTIER
8124030007	Residential - Single	NORTH WHITTIER
8124030008	Residential - Single	NORTH WHITTIER
8124030009	Residential - Single	NORTH WHITTIER
8124030010	Residential - Single	NORTH WHITTIER
8124030011	Residential - Single	NORTH WHITTIER
8124030012	Residential - Single	NORTH WHITTIER
8124030013	Residential - Single	NORTH WHITTIER
8124030014	Residential - Single	NORTH WHITTIER
8124030015	Residential - Single	NORTH WHITTIER
8124030017	Residential - Single	NORTH WHITTIER
8124030018	Residential - Single	NORTH WHITTIER
8124030019	Residential - Single	NORTH WHITTIER
8124030020	Residential - Single	NORTH WHITTIER
8124030021	Residential - Single	NORTH WHITTIER
8124031001	Residential - Single	NORTH WHITTIER
8124031002	Residential - Single	NORTH WHITTIER
8124031003	Residential - Single	NORTH WHITTIER
8124031004	Residential - Single	NORTH WHITTIER
8124031005	Residential - Single	NORTH WHITTIER
8124031006	Residential - Single	NORTH WHITTIER
8124031007	Residential - Single	NORTH WHITTIER
8124031008	Residential - Single	NORTH WHITTIER
8124031009	Residential - Single	NORTH WHITTIER
8124031010	Residential - Single	NORTH WHITTIER
8124031011	Residential - Single	NORTH WHITTIER
8124031012	Residential - Single	NORTH WHITTIER
8124031013	Residential - Single	NORTH WHITTIER
8124031014	Residential - Single	NORTH WHITTIER
8124031015	Residential - Single	NORTH WHITTIER
8124031016	Residential - Single	NORTH WHITTIER
8124031017	Residential - Single	NORTH WHITTIER
8124031018	Residential - Single	NORTH WHITTIER
8124031019	Residential - Single	NORTH WHITTIER
8124031020	Residential - Single	NORTH WHITTIER
8124031021	Residential - Single	NORTH WHITTIER
8124031022	Residential - Single	NORTH WHITTIER
8124031023	Residential - Single	NORTH WHITTIER
8124031024	Residential - Single	NORTH WHITTIER
7306002049	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306001021	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306001022	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306001025	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306001036	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306001037	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306001806	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7306001902	Government Owned Property	RANCHO DOMINGUEZ
7306001904	Industrial - Industrial	RANCHO DOMINGUEZ
7306002034	Commercial - Office Building	RANCHO DOMINGUEZ
7306002037	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306002042	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306002043	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306002046	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306002047	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306002048	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306002050	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306002051	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306002052	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306002056	Industrial - Industrial	RANCHO DOMINGUEZ

APN	Assessor Use Code - Type	Community Name
7306012097	Industrial - Industrial	RANCHO DOMINGUEZ
7306012801	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7306013006	Commercial - Office Building	RANCHO DOMINGUEZ
7306013012	Industrial - Heavy Manufacturing	RANCHO DOMINGUEZ
7306013013	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306013022	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306013038	Industrial - Food Processing Plant	RANCHO DOMINGUEZ
7306013039	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306013040	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306013041	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306013042	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306013043	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306013044	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306013045	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306013800	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7306013801	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7306013900	Industrial - Industrial	RANCHO DOMINGUEZ
7306014045	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306014049	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306014050	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306014051	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306014052	Industrial - Industrial	RANCHO DOMINGUEZ
7306014053	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306014054	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306014059	Industrial - Industrial	RANCHO DOMINGUEZ
7306014060	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306014803	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7306015011	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306015013	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306015015	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306015016	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306015018	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306015019	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306015020	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306015021	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306015809	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7306015900	Government Owned Property	RANCHO DOMINGUEZ
7306015901	Government Owned Property	RANCHO DOMINGUEZ
7306015903	Government Owned Property	RANCHO DOMINGUEZ
7306015907	Industrial - Industrial	RANCHO DOMINGUEZ
7306017007	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306017009	Industrial - Lumber Yard	RANCHO DOMINGUEZ
7306017011	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306017013	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306017015	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306017016	Industrial - Industrial	RANCHO DOMINGUEZ
7306018030	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306018042	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	RANCHO DOMINGUEZ
7306018044	Industrial - Parking Lot (Industrial Use Property)	RANCHO DOMINGUEZ
7306019018	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306019034	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306019055	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306019057	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306019059	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306019080	Industrial - Industrial	RANCHO DOMINGUEZ
7306019084	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306019087	Industrial - Parking Lot (Industrial Use Property)	RANCHO DOMINGUEZ
7306019089	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306019092	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306019096	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306019901	Government Owned Property	RANCHO DOMINGUEZ
7306019902	Government Owned Property	RANCHO DOMINGUEZ
7306019909	Government Owned Property	RANCHO DOMINGUEZ
7306020002	Industrial - Heavy Manufacturing	RANCHO DOMINGUEZ
7306020009	Industrial - Parking Lot (Industrial Use Property)	RANCHO DOMINGUEZ
7306020018	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306020019	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306020021	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306020032	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306020033	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306020034	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306020035	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306020037	Industrial - Parking Lot (Industrial Use Property)	RANCHO DOMINGUEZ
7306020038	Industrial - Open Storage	RANCHO DOMINGUEZ
7306020039	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306020040	Industrial - Parking Lot (Industrial Use Property)	RANCHO DOMINGUEZ
7306020041	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306020042	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306020043	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ

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7306020800	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7306020803	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7306020804	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7306021005	Industrial - Industrial	RANCHO DOMINGUEZ
7306021008	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306021011	Industrial - Parking Lot (Industrial Use Property)	RANCHO DOMINGUEZ
7306021012	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306021015	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306021016	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306021018	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306021020	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7306021021	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306021028	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306021029	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306021030	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306021802	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7306022039	Industrial - Industrial	RANCHO DOMINGUEZ
7306022040	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7306022800	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	RANCHO DOMINGUEZ
7318007022	Industrial - Parking Lot (Industrial Use Property)	RANCHO DOMINGUEZ
7318007036	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7318007043	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7318007058	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7318007064	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7318007071	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7318007072	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7318007802		RANCHO DOMINGUEZ
7318011069	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7318011080	Commercial - Office Building	RANCHO DOMINGUEZ
7318011081	Commercial - Office Building	RANCHO DOMINGUEZ
7318011097	Industrial - Warehousing, Distribution, Storage	RANCHO DOMINGUEZ
7318011098	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	RANCHO DOMINGUEZ
7318011800	Industrial - Industrial	RANCHO DOMINGUEZ
3270016015	Residential - Single	SANTA CLARITA VALLEY
3244083003	Residential - Single	SANTA CLARITA VALLEY
2865008037	Commercial - Store	SANTA CLARITA VALLEY
2812005016	Commercial - Nursery or Greenhouse	SANTA CLARITA VALLEY
2812005026	Residential - Single	SANTA CLARITA VALLEY
2812005027	Residential - Single	SANTA CLARITA VALLEY
2812005028	Residential - Single	SANTA CLARITA VALLEY
2812005029	Residential - Single	SANTA CLARITA VALLEY
2812005043	Residential - Single	SANTA CLARITA VALLEY
2812007020	Residential - Single	SANTA CLARITA VALLEY
2812007022	Residential - Single	SANTA CLARITA VALLEY
2812008010	Residential - Single	SANTA CLARITA VALLEY
2812008011	Residential - Single	SANTA CLARITA VALLEY
2812008012	Residential - Single	SANTA CLARITA VALLEY
2812008900	Government Owned Property	SANTA CLARITA VALLEY
2812012010	Residential - Single	SANTA CLARITA VALLEY
2812046033	Residential - Single	SANTA CLARITA VALLEY
2812046034	Residential - Single	SANTA CLARITA VALLEY
2812046035	Residential - Single	SANTA CLARITA VALLEY
2812046036	Residential - Single	SANTA CLARITA VALLEY
2813003302		SANTA CLARITA VALLEY
2813006009	Residential - Single	SANTA CLARITA VALLEY
2813006014	Residential - Single	SANTA CLARITA VALLEY
2813006015	Residential - Single	SANTA CLARITA VALLEY
2813006016	Residential - Single	SANTA CLARITA VALLEY
2813006021	Residential - Single	SANTA CLARITA VALLEY
2813006035	Residential - Single	SANTA CLARITA VALLEY
2813006036	Residential - Single	SANTA CLARITA VALLEY
2813007010	Residential - Single	SANTA CLARITA VALLEY
2813007011	Residential - Single	SANTA CLARITA VALLEY
2813007012	Residential - Single	SANTA CLARITA VALLEY
2813007013	Residential - Single	SANTA CLARITA VALLEY
2813007014	Residential - Single	SANTA CLARITA VALLEY
2813007015	Residential - Single	SANTA CLARITA VALLEY
2813007016	Residential - Manufactured Homes	SANTA CLARITA VALLEY
2813007019	Residential - Single	SANTA CLARITA VALLEY
2813008003	Residential - Single	SANTA CLARITA VALLEY
2813008004	Residential - Single	SANTA CLARITA VALLEY
2813008011	Residential - Single	SANTA CLARITA VALLEY
2813008016	Residential - Single	SANTA CLARITA VALLEY
2813008019	Institutional - Church	SANTA CLARITA VALLEY
2813008020	Residential - Single	SANTA CLARITA VALLEY
2813008030	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
2813013012	Residential - Single	SANTA CLARITA VALLEY
2813013013	Dry Farm - Desert	SANTA CLARITA VALLEY
2813013014	Irrigated Farm - Poultry	SANTA CLARITA VALLEY

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2813013018	Residential - Single	SANTA CLARITA VALLEY
2813013021	Commercial - Wholesale and Manufacturing Outlet	SANTA CLARITA VALLEY
2813013023	Residential - Single	SANTA CLARITA VALLEY
2813013024	Residential - Single	SANTA CLARITA VALLEY
2813013031	Residential - Single	SANTA CLARITA VALLEY
2813019008	Residential - Single	SANTA CLARITA VALLEY
2813021008	Residential - Single	SANTA CLARITA VALLEY
2813021009	Residential - Manufactured Homes	SANTA CLARITA VALLEY
2813021011	Residential - Single	SANTA CLARITA VALLEY
2813024001	Residential - Single	SANTA CLARITA VALLEY
2813024003	Commercial - Commercial	SANTA CLARITA VALLEY
2826023023	Commercial - Animal Kennel	SANTA CLARITA VALLEY
2826023024	Residential - Single	SANTA CLARITA VALLEY
2826023903		SANTA CLARITA VALLEY
2826025906	Commercial - Office Building	SANTA CLARITA VALLEY
2826025907	Industrial - Warehousing, Distribution, Storage	SANTA CLARITA VALLEY
2826123001	Dry Farm - Desert	SANTA CLARITA VALLEY
2826123002	Dry Farm - Desert	SANTA CLARITA VALLEY
2826127007	Residential - Single	SANTA CLARITA VALLEY
2826127009	Residential - Single	SANTA CLARITA VALLEY
2826128900	Residential - Single	SANTA CLARITA VALLEY
2840002901	Government Owned Property	SANTA CLARITA VALLEY
2840004009	Dry Farm - Desert	SANTA CLARITA VALLEY
2840004023	Residential - Single	SANTA CLARITA VALLEY
2840004024	Residential - Single	SANTA CLARITA VALLEY
2840004029	Residential - Single	SANTA CLARITA VALLEY
2840004030	Residential - Single	SANTA CLARITA VALLEY
2840004031	Residential - Single	SANTA CLARITA VALLEY
2840004032	Residential - Single	SANTA CLARITA VALLEY
2840011001	Residential - Single	SANTA CLARITA VALLEY
2840012032	Residential - Single	SANTA CLARITA VALLEY
2841015044	Residential - Single	SANTA CLARITA VALLEY
2841015060	Residential - Single	SANTA CLARITA VALLEY
2841015061	Residential - Single	SANTA CLARITA VALLEY
2841023068	Residential - Single	SANTA CLARITA VALLEY
2841023070	Residential - Single	SANTA CLARITA VALLEY
2841023072	Residential - Single	SANTA CLARITA VALLEY
2841023088	Residential - Single	SANTA CLARITA VALLEY
2841023093	Residential - Single	SANTA CLARITA VALLEY
2841029001	Residential - Single	SANTA CLARITA VALLEY
2844022016	Residential - Five or more Apartments or units	SANTA CLARITA VALLEY
2844022017	Residential - Five or more Apartments or units	SANTA CLARITA VALLEY
2844022030	Residential - Five or more Apartments or units	SANTA CLARITA VALLEY
2848011014	Residential - Single	SANTA CLARITA VALLEY
2848012042	Dry Farm - Desert	SANTA CLARITA VALLEY
2848017012	Miscellaneous - Petroleum & Gas	SANTA CLARITA VALLEY
2848019011	Irrigated Farm - Private Rural Pumping Plant	SANTA CLARITA VALLEY
2848019013	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
2848029004	Residential - Single	SANTA CLARITA VALLEY
2848029015	Residential - Single	SANTA CLARITA VALLEY
2848030011	Residential - Single	SANTA CLARITA VALLEY
2853001005	Commercial - Commercial	SANTA CLARITA VALLEY
2853001008	Residential - Single	SANTA CLARITA VALLEY
2853001010	Commercial - Commercial	SANTA CLARITA VALLEY
2853001011	Residential - Single	SANTA CLARITA VALLEY
2853001012	Residential - Single	SANTA CLARITA VALLEY
2853001016	Residential - Single	SANTA CLARITA VALLEY
2853001024	Residential - Manufactured Homes	SANTA CLARITA VALLEY
2853001025	Residential - Single	SANTA CLARITA VALLEY
2853002009	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	SANTA CLARITA VALLEY
2853002010	Residential - Manufactured Home Park	SANTA CLARITA VALLEY
2865002002	Commercial - Store Combination (w/ Office or Residential)	SANTA CLARITA VALLEY
2865003028	Commercial - Store	SANTA CLARITA VALLEY
2865003903	Government Owned Property	SANTA CLARITA VALLEY
2865008007	Industrial - Motion Picture, Radio and Television Industry	SANTA CLARITA VALLEY
2865008008	Residential - Five or more Apartments or units	SANTA CLARITA VALLEY
2865008031	Residential - Five or more Apartments or units	SANTA CLARITA VALLEY
2865008032	Commercial - Restaurant, Cocktail Lounge	SANTA CLARITA VALLEY
2865008043	Residential - Five or more Apartments or units	SANTA CLARITA VALLEY
2865008903	Industrial - Industrial	SANTA CLARITA VALLEY
2865009015	Industrial - Warehousing, Distribution, Storage	SANTA CLARITA VALLEY
2865012912	Government Owned Property	SANTA CLARITA VALLEY
2865013004	Residential - Single	SANTA CLARITA VALLEY
2865013005	Residential - Manufactured Homes	SANTA CLARITA VALLEY
2865013006	Residential - Single	SANTA CLARITA VALLEY
2865013007	Residential - Single	SANTA CLARITA VALLEY
2865013014	Residential - Manufactured Home Park	SANTA CLARITA VALLEY
2865014001	Residential - Single	SANTA CLARITA VALLEY
2865014002	Residential - Single	SANTA CLARITA VALLEY

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2865048014	Residential - Single	SANTA CLARITA VALLEY
2865048015	Residential - Single	SANTA CLARITA VALLEY
2865048016	Residential - Single	SANTA CLARITA VALLEY
2865048017	Residential - Single	SANTA CLARITA VALLEY
2865048018	Residential - Single	SANTA CLARITA VALLEY
2865048019	Residential - Single	SANTA CLARITA VALLEY
2865048020	Residential - Single	SANTA CLARITA VALLEY
2865048027	Residential - Single	SANTA CLARITA VALLEY
2865048028	Residential - Single	SANTA CLARITA VALLEY
2865048029	Residential - Single	SANTA CLARITA VALLEY
2865048044	Residential - Single	SANTA CLARITA VALLEY
2865048045	Residential - Single	SANTA CLARITA VALLEY
2865048046	Residential - Single	SANTA CLARITA VALLEY
2865076020	Residential - Single	SANTA CLARITA VALLEY
2865076021	Residential - Single	SANTA CLARITA VALLEY
2865076022	Residential - Single	SANTA CLARITA VALLEY
2865094900	Residential - Single	SANTA CLARITA VALLEY
2866004801	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	SANTA CLARITA VALLEY
2866004900	Government Owned Property	SANTA CLARITA VALLEY
2866004901	Government Owned Property	SANTA CLARITA VALLEY
2866032079		SANTA CLARITA VALLEY
3209008006	Dry Farm - Desert	SANTA CLARITA VALLEY
3209008010	Residential - Single	SANTA CLARITA VALLEY
3209008012	Recreational - Athletic and Amusement Facility	SANTA CLARITA VALLEY
3209008013	Recreational - Skating Rink	SANTA CLARITA VALLEY
3209008014	Residential - Single	SANTA CLARITA VALLEY
3209008015	Residential - Single	SANTA CLARITA VALLEY
3209008016	Recreational - Athletic and Amusement Facility	SANTA CLARITA VALLEY
3209008906	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	SANTA CLARITA VALLEY
3209010006	Residential - Single	SANTA CLARITA VALLEY
3209010007	Dry Farm - Desert	SANTA CLARITA VALLEY
3209010011	Dry Farm - Desert	SANTA CLARITA VALLEY
3209010022	Dry Farm - Desert	SANTA CLARITA VALLEY
3210002004	Residential - Single	SANTA CLARITA VALLEY
3210002005	Dry Farm - Desert	SANTA CLARITA VALLEY
3210002010	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3210007019	Residential - Single	SANTA CLARITA VALLEY
3210007022	Residential - Single	SANTA CLARITA VALLEY
3210009010	Residential - Single	SANTA CLARITA VALLEY
3210009011	Residential - Single	SANTA CLARITA VALLEY
3210009013	Recreational - Camp	SANTA CLARITA VALLEY
3210013039	Residential - Three Units (any combination)	SANTA CLARITA VALLEY
3210013903	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	SANTA CLARITA VALLEY
3210015021	Residential - Single	SANTA CLARITA VALLEY
3210015900	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	SANTA CLARITA VALLEY
3210015901	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	SANTA CLARITA VALLEY
3210015902	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	SANTA CLARITA VALLEY
3210017065	Dry Farm - Desert	SANTA CLARITA VALLEY
3212008051	Residential - Single	SANTA CLARITA VALLEY
3212008054	Recreational - Athletic and Amusement Facility	SANTA CLARITA VALLEY
3212010024	Residential - Single	SANTA CLARITA VALLEY
3212010025	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3212010026	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3212010029	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3212010030	Residential - Single	SANTA CLARITA VALLEY
3212010036	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3212010038	Commercial - Store Combination (w/ Office or Residential)	SANTA CLARITA VALLEY
3212010044	Residential - Single	SANTA CLARITA VALLEY
3212011010	Residential - Single	SANTA CLARITA VALLEY
3212011011	Residential - Single	SANTA CLARITA VALLEY
3212011033	Residential - Single	SANTA CLARITA VALLEY
3212011043	Residential - Single	SANTA CLARITA VALLEY
3212011053	Residential - Single	SANTA CLARITA VALLEY
3212011059	Residential - Single	SANTA CLARITA VALLEY
3212011062	Residential - Single	SANTA CLARITA VALLEY
3212011071	Residential - Single	SANTA CLARITA VALLEY
3212011072	Residential - Single	SANTA CLARITA VALLEY
3212011078	Residential - Single	SANTA CLARITA VALLEY
3212011085	Residential - Single	SANTA CLARITA VALLEY
3212016031	Residential - Single	SANTA CLARITA VALLEY
3213006017	Dry Farm - Desert	SANTA CLARITA VALLEY
3213007020	Residential - Single	SANTA CLARITA VALLEY
3213007021	Residential - Single	SANTA CLARITA VALLEY
3213007026	Residential - Single	SANTA CLARITA VALLEY
3213007044	Residential - Single	SANTA CLARITA VALLEY
3213009054	Residential - Single	SANTA CLARITA VALLEY
3213010022	Residential - Manufactured Homes	SANTA CLARITA VALLEY
3213010023	Residential - Single	SANTA CLARITA VALLEY
3213010024	Residential - Single	SANTA CLARITA VALLEY

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3213010026	Residential - Single	SANTA CLARITA VALLEY
3213010027	Residential - Single	SANTA CLARITA VALLEY
3213010028	Residential - Single	SANTA CLARITA VALLEY
3213010029	Residential - Single	SANTA CLARITA VALLEY
3213010033	Residential - Single	SANTA CLARITA VALLEY
3213012002	Residential - Single	SANTA CLARITA VALLEY
3213013003	Dry Farm - Desert	SANTA CLARITA VALLEY
3213013027	Residential - (open)	SANTA CLARITA VALLEY
3213022002	Residential - Single	SANTA CLARITA VALLEY
3213022023	Residential - Single	SANTA CLARITA VALLEY
3213022039	Residential - Single	SANTA CLARITA VALLEY
3213022041	Residential - Single	SANTA CLARITA VALLEY
3213024019	Residential - Single	SANTA CLARITA VALLEY
3213025011	Residential - Single	SANTA CLARITA VALLEY
3213025012	Residential - Single	SANTA CLARITA VALLEY
3213025020	Residential - Single	SANTA CLARITA VALLEY
3213025021	Residential - Single	SANTA CLARITA VALLEY
3213031004	Residential - Single	SANTA CLARITA VALLEY
3213031010	Residential - Single	SANTA CLARITA VALLEY
3213034020	Residential - Single	SANTA CLARITA VALLEY
3213034022	Residential - Single	SANTA CLARITA VALLEY
3213035033	Residential - Single	SANTA CLARITA VALLEY
3214003003	Commercial - Store Combination (w/ Office or Residential)	SANTA CLARITA VALLEY
3214003007	Residential - Single	SANTA CLARITA VALLEY
3214003010	Residential - Single	SANTA CLARITA VALLEY
3214018007	Dry Farm - Desert	SANTA CLARITA VALLEY
3214018010	Residential - Single	SANTA CLARITA VALLEY
3214018011	Residential - Single	SANTA CLARITA VALLEY
3214018026	Residential - Single	SANTA CLARITA VALLEY
3214020007	Residential - Single	SANTA CLARITA VALLEY
3214020008	Residential - Single	SANTA CLARITA VALLEY
3214020009	Residential - Single	SANTA CLARITA VALLEY
3214020018	Residential - Single	SANTA CLARITA VALLEY
3214020019	Residential - Single	SANTA CLARITA VALLEY
3214020024	Irrigated Farm - Private Rural Pumping Plant	SANTA CLARITA VALLEY
3214020036	Residential - Single	SANTA CLARITA VALLEY
3214020045	Residential - Single	SANTA CLARITA VALLEY
3214020046	Residential - Single	SANTA CLARITA VALLEY
3214020060	Commercial - Hotel and Motel	SANTA CLARITA VALLEY
3214022017	Residential - Single	SANTA CLARITA VALLEY
3214023001	Residential - Single	SANTA CLARITA VALLEY
3214023002	Residential - Single	SANTA CLARITA VALLEY
3214023003	Residential - Single	SANTA CLARITA VALLEY
3214023005	Residential - Single	SANTA CLARITA VALLEY
3214024012	Residential - Single	SANTA CLARITA VALLEY
3214024014	Residential - Single	SANTA CLARITA VALLEY
3214024015	Residential - Single	SANTA CLARITA VALLEY
3214024018	Residential - Single	SANTA CLARITA VALLEY
3214024033	Residential - Single	SANTA CLARITA VALLEY
3214024034	Residential - Single	SANTA CLARITA VALLEY
3214024035	Residential - Single	SANTA CLARITA VALLEY
3214028001	Residential - Single	SANTA CLARITA VALLEY
3214028002	Residential - Single	SANTA CLARITA VALLEY
3214028003	Residential - Single	SANTA CLARITA VALLEY
3214028004	Residential - Single	SANTA CLARITA VALLEY
3214028007	Residential - Single	SANTA CLARITA VALLEY
3214028008	Residential - Single	SANTA CLARITA VALLEY
3214032003	Residential - Single	SANTA CLARITA VALLEY
3214032004	Residential - Single	SANTA CLARITA VALLEY
3214036018	Residential - Single	SANTA CLARITA VALLEY
3214036019	Residential - Single	SANTA CLARITA VALLEY
3214036021	Residential - Single	SANTA CLARITA VALLEY
3214036034	Residential - Single	SANTA CLARITA VALLEY
3214036035	Residential - Single	SANTA CLARITA VALLEY
3214036036	Residential - Single	SANTA CLARITA VALLEY
3214036037	Residential - Single	SANTA CLARITA VALLEY
3214036038	Residential - Single	SANTA CLARITA VALLEY
3214036039	Residential - Single	SANTA CLARITA VALLEY
3214036040	Residential - Single	SANTA CLARITA VALLEY
3214036041	Residential - Single	SANTA CLARITA VALLEY
3214036042	Residential - Single	SANTA CLARITA VALLEY
3214036057	Residential - Single	SANTA CLARITA VALLEY
3214037020	Residential - Single	SANTA CLARITA VALLEY
3214037021	Residential - Single	SANTA CLARITA VALLEY
3214037022	Residential - Single	SANTA CLARITA VALLEY
3214039001	Residential - Single	SANTA CLARITA VALLEY
3214039002	Residential - Single	SANTA CLARITA VALLEY
3214039004	Residential - Manufactured Home Park	SANTA CLARITA VALLEY
3214039014	Commercial - Store Combination (w/ Office or Residential)	SANTA CLARITA VALLEY

APN	Assessor Use Code - Type	Community Name
3214043015	Residential - Manufactured Home Park	SANTA CLARITA VALLEY
3214043016	Residential - Single	SANTA CLARITA VALLEY
3214043017	Residential - Single	SANTA CLARITA VALLEY
3231003024	Residential - Single	SANTA CLARITA VALLEY
3231003048	Residential - Three Units (any combination)	SANTA CLARITA VALLEY
3231004014	Dry Farm - Desert	SANTA CLARITA VALLEY
3231004025	Residential - Single	SANTA CLARITA VALLEY
3231004026	Residential - Single	SANTA CLARITA VALLEY
3231004044	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3231005006	Residential - Single	SANTA CLARITA VALLEY
3231005010	Residential - Single	SANTA CLARITA VALLEY
3231006012	Residential - Single	SANTA CLARITA VALLEY
3231006013	Residential - Single	SANTA CLARITA VALLEY
3231007027	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3231007038	Residential - Single	SANTA CLARITA VALLEY
3231007039	Residential - Single	SANTA CLARITA VALLEY
3231007054	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	SANTA CLARITA VALLEY
3231007070	Residential - Manufactured Home Park	SANTA CLARITA VALLEY
3231007072	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3231008027	Residential - Single	SANTA CLARITA VALLEY
3231008030	Residential - Single	SANTA CLARITA VALLEY
3231008031	Residential - Single	SANTA CLARITA VALLEY
3231008033	Industrial - Industrial	SANTA CLARITA VALLEY
3231008034	Industrial - Industrial	SANTA CLARITA VALLEY
3231008036	Commercial - Service Shop Radio & Television Repair, Refrigeration Service, *	SANTA CLARITA VALLEY
3231008037	Commercial - Service Shop Radio & Television Repair, Refrigeration Service, *	SANTA CLARITA VALLEY
3231008038	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	SANTA CLARITA VALLEY
3231008040	Commercial - Animal Kennel	SANTA CLARITA VALLEY
3231008041	Residential - Single	SANTA CLARITA VALLEY
3231012001	Commercial - Store Combination (w/ Office or Residential)	SANTA CLARITA VALLEY
3231012004	Commercial - Commercial	SANTA CLARITA VALLEY
3231012011	Industrial - Warehousing, Distribution, Storage	SANTA CLARITA VALLEY
3231012012	Commercial - Commercial	SANTA CLARITA VALLEY
3231012013	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	SANTA CLARITA VALLEY
3231013004	Residential - Manufactured Homes	SANTA CLARITA VALLEY
3231013005	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	SANTA CLARITA VALLEY
3231013008	Residential - Manufactured Homes	SANTA CLARITA VALLEY
3231013010	Commercial - Store Combination (w/ Office or Residential)	SANTA CLARITA VALLEY
3231013012	Residential - Three Units (any combination)	SANTA CLARITA VALLEY
3231013018	Residential - Single	SANTA CLARITA VALLEY
3231013021	Commercial - Commercial	SANTA CLARITA VALLEY
3231013023	Commercial - Service Station	SANTA CLARITA VALLEY
3231013024	Commercial - Commercial	SANTA CLARITA VALLEY
3231013026	Commercial - Commercial	SANTA CLARITA VALLEY
3231013029	Residential - Single	SANTA CLARITA VALLEY
3231013030	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3231014012	Residential - Single	SANTA CLARITA VALLEY
3231014023	Residential - Single	SANTA CLARITA VALLEY
3231018006	Commercial - Restaurant, Cocktail Lounge	SANTA CLARITA VALLEY
3231018007	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	SANTA CLARITA VALLEY
3231018008	Commercial - Service Shop Radio & Television Repair, Refrigeration Service, *	SANTA CLARITA VALLEY
3231018029	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3231018030	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3231018032	Residential - Single	SANTA CLARITA VALLEY
3231018034	Residential - Single	SANTA CLARITA VALLEY
3231018038	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	SANTA CLARITA VALLEY
3231018043	Residential - Single	SANTA CLARITA VALLEY
3231018044	Residential - Single	SANTA CLARITA VALLEY
3231018045	Residential - Five or more Apartments or units	SANTA CLARITA VALLEY
3231019012	Residential - Single	SANTA CLARITA VALLEY
3231019019	Residential - Single	SANTA CLARITA VALLEY
3231019021	Residential - Single	SANTA CLARITA VALLEY
3231019022	Residential - Single	SANTA CLARITA VALLEY
3231019023	Residential - Single	SANTA CLARITA VALLEY
3231020009	Residential - Single	SANTA CLARITA VALLEY
3231020010	Residential - Single	SANTA CLARITA VALLEY
3231021001	Residential - Single	SANTA CLARITA VALLEY
3231021003	Residential - Single	SANTA CLARITA VALLEY
3231022002	Residential - Single	SANTA CLARITA VALLEY
3231023004	Residential - Single	SANTA CLARITA VALLEY
3231023005	Commercial - Commercial	SANTA CLARITA VALLEY
3231023008	Residential - Single	SANTA CLARITA VALLEY
3231023010	Residential - Manufactured Homes	SANTA CLARITA VALLEY
3231024001	Residential - Single	SANTA CLARITA VALLEY
3231024002	Residential - Single	SANTA CLARITA VALLEY
3231024006	Residential - Single	SANTA CLARITA VALLEY
3231024007	Residential - Single	SANTA CLARITA VALLEY
3231024008	Residential - Single	SANTA CLARITA VALLEY
3231024012	Residential - Single	SANTA CLARITA VALLEY

APN	Assessor Use Code - Type	Community Name
3231024017	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3231024018	Residential - Single	SANTA CLARITA VALLEY
3231024019	Residential - Single	SANTA CLARITA VALLEY
3231024020	Residential - Single	SANTA CLARITA VALLEY
3231024021	Commercial - Store	SANTA CLARITA VALLEY
3231024024	Commercial - Commercial	SANTA CLARITA VALLEY
3231024025	Residential - Single	SANTA CLARITA VALLEY
3231024026	Residential - Single	SANTA CLARITA VALLEY
3231024027	Commercial - Commercial	SANTA CLARITA VALLEY
3231024029	Residential - Single	SANTA CLARITA VALLEY
3231024030	Residential - Single	SANTA CLARITA VALLEY
3231024031	Residential - Single	SANTA CLARITA VALLEY
3231024033	Residential - Single	SANTA CLARITA VALLEY
3231024034	Commercial - Commercial	SANTA CLARITA VALLEY
3231024035	Residential - Single	SANTA CLARITA VALLEY
3231024036	Residential - Single	SANTA CLARITA VALLEY
3231024037	Residential - Single	SANTA CLARITA VALLEY
3231025001	Residential - Single	SANTA CLARITA VALLEY
3231025004	Residential - Single	SANTA CLARITA VALLEY
3231025005	Residential - Single	SANTA CLARITA VALLEY
3231025006	Residential - Single	SANTA CLARITA VALLEY
3231025009	Residential - Single	SANTA CLARITA VALLEY
3231025010	Residential - Single	SANTA CLARITA VALLEY
3231025011	Residential - Single	SANTA CLARITA VALLEY
3231025018	Residential - Single	SANTA CLARITA VALLEY
3231025021	Commercial - Commercial	SANTA CLARITA VALLEY
3231025024	Commercial - Service Shop Radio & Television Repair, Refrigeration Service, *	SANTA CLARITA VALLEY
3231025026	Commercial - Commercial	SANTA CLARITA VALLEY
3231025027	Commercial - Commercial	SANTA CLARITA VALLEY
3231025028	Commercial - Store Combination (w/ Office or Residential)	SANTA CLARITA VALLEY
3231025029	Residential - Single	SANTA CLARITA VALLEY
3231025030	Residential - Single	SANTA CLARITA VALLEY
3231025031	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	SANTA CLARITA VALLEY
3231025032	Commercial - Service Shop Radio & Television Repair, Refrigeration Service, *	SANTA CLARITA VALLEY
3231025033	Residential - Single	SANTA CLARITA VALLEY
3231026015	Recreational - Club, Lodge Hall, Fraternal Organization	SANTA CLARITA VALLEY
3231026017	Commercial - Commercial	SANTA CLARITA VALLEY
3231026018	Commercial - Store	SANTA CLARITA VALLEY
3231026019	Commercial - Service Shop Radio & Television Repair, Refrigeration Service, *	SANTA CLARITA VALLEY
3231026020	Commercial - Service Shop Radio & Television Repair, Refrigeration Service, *	SANTA CLARITA VALLEY
3231026022	Commercial - Store Combination (w/ Office or Residential)	SANTA CLARITA VALLEY
3231026026	Residential - Single	SANTA CLARITA VALLEY
3231026027	Residential - Single	SANTA CLARITA VALLEY
3231026028	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3231026029	Residential - Single	SANTA CLARITA VALLEY
3231026030	Residential - Single	SANTA CLARITA VALLEY
3231026031	Residential - Single	SANTA CLARITA VALLEY
3231027002	Residential - Single	SANTA CLARITA VALLEY
3231027007	Residential - Single	SANTA CLARITA VALLEY
3243001311		SANTA CLARITA VALLEY
3243001312		SANTA CLARITA VALLEY
3243004270	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	SANTA CLARITA VALLEY
3244011902	Government Owned Property	SANTA CLARITA VALLEY
3244015904	Government Owned Property	SANTA CLARITA VALLEY
3244025051	Dry Farm - Desert	SANTA CLARITA VALLEY
3244025055	Residential - Single	SANTA CLARITA VALLEY
3244026038	Dry Farm - Desert	SANTA CLARITA VALLEY
3244026300		SANTA CLARITA VALLEY
3244031274	Dry Farm - Desert	SANTA CLARITA VALLEY
3247004904	Government Owned Property	SANTA CLARITA VALLEY
3247026045	Residential - Single	SANTA CLARITA VALLEY
3247026051	Residential - Single	SANTA CLARITA VALLEY
3247030039	Residential - Single	SANTA CLARITA VALLEY
3247030053	Residential - Manufactured Homes	SANTA CLARITA VALLEY
3247030081	Residential - Single	SANTA CLARITA VALLEY
3247030085	Residential - Single	SANTA CLARITA VALLEY
3247030086	Residential - Single	SANTA CLARITA VALLEY
3247030088	Residential - Single	SANTA CLARITA VALLEY
3247030089	Residential - Single	SANTA CLARITA VALLEY
3247030099	Residential - Single	SANTA CLARITA VALLEY
3247030106	Residential - Single	SANTA CLARITA VALLEY
3247030107	Residential - Single	SANTA CLARITA VALLEY
3247030108	Residential - Single	SANTA CLARITA VALLEY
3247030109	Residential - Single	SANTA CLARITA VALLEY
3247030110	Residential - Single	SANTA CLARITA VALLEY
3247030111	Residential - Single	SANTA CLARITA VALLEY
3247033029	Residential - Single	SANTA CLARITA VALLEY
3247033030	Residential - Single	SANTA CLARITA VALLEY
3247037014	Residential - Single	SANTA CLARITA VALLEY

APN	Assessor Use Code - Type	Community Name
3270017048	Residential - Single	SANTA CLARITA VALLEY
3270017049	Residential - Single	SANTA CLARITA VALLEY
3270017906	Government Owned Property	SANTA CLARITA VALLEY
3270017907	Residential - Single	SANTA CLARITA VALLEY
3270020006	Residential - Single	SANTA CLARITA VALLEY
3270020007	Residential - Single	SANTA CLARITA VALLEY
3270020011	Residential - Single	SANTA CLARITA VALLEY
3270020020	Residential - Single	SANTA CLARITA VALLEY
3270020021	Residential - Single	SANTA CLARITA VALLEY
3270020022	Residential - Single	SANTA CLARITA VALLEY
3270020023	Residential - Single	SANTA CLARITA VALLEY
3270020902	Commercial - Commercial	SANTA CLARITA VALLEY
3270021005	Residential - Single	SANTA CLARITA VALLEY
3270021010	Residential - Double, Duplex or Two Units	SANTA CLARITA VALLEY
3270021011	Residential - Single	SANTA CLARITA VALLEY
3270021012	Residential - Single	SANTA CLARITA VALLEY
3270022001	Residential - Single	SANTA CLARITA VALLEY
3270022002	Residential - Single	SANTA CLARITA VALLEY
3270022003	Residential - Single	SANTA CLARITA VALLEY
3270022018	Commercial - Commercial	SANTA CLARITA VALLEY
3270022019	Residential - Three Units (any combination)	SANTA CLARITA VALLEY
3270022900	Residential - Single	SANTA CLARITA VALLEY
3271009060	Residential - Single	SANTA CLARITA VALLEY
3271010008	Residential - Single	SANTA CLARITA VALLEY
3271010010	Residential - Single	SANTA CLARITA VALLEY
3271010014	Residential - Single	SANTA CLARITA VALLEY
3271010015	Residential - Single	SANTA CLARITA VALLEY
3271010025	Residential - Single	SANTA CLARITA VALLEY
3271010035	Residential - Single	SANTA CLARITA VALLEY
3271010036	Residential - Single	SANTA CLARITA VALLEY
3271010037	Residential - Single	SANTA CLARITA VALLEY
3271010072	Residential - Single	SANTA CLARITA VALLEY
3271010073	Residential - Single	SANTA CLARITA VALLEY
3271011008	Residential - Single	SANTA CLARITA VALLEY
3271011009	Residential - Single	SANTA CLARITA VALLEY
3271011042	Residential - Single	SANTA CLARITA VALLEY
3271011043	Residential - Single	SANTA CLARITA VALLEY
3271012006	Residential - Single	SANTA CLARITA VALLEY
3271012007	Residential - Single	SANTA CLARITA VALLEY
3271012009	Residential - Single	SANTA CLARITA VALLEY
3271012010	Residential - Single	SANTA CLARITA VALLEY
3271012011	Residential - Single	SANTA CLARITA VALLEY
3271012016	Residential - Single	SANTA CLARITA VALLEY
3271012034	Residential - Single	SANTA CLARITA VALLEY
3271012035	Residential - Single	SANTA CLARITA VALLEY
3271013021	Residential - Single	SANTA CLARITA VALLEY
3271013022	Residential - Single	SANTA CLARITA VALLEY
3271014022	Residential - Single	SANTA CLARITA VALLEY
3271014041	Residential - Single	SANTA CLARITA VALLEY
3271014042	Residential - Single	SANTA CLARITA VALLEY
3271014044	Residential - Single	SANTA CLARITA VALLEY
3271015038	Residential - Single	SANTA CLARITA VALLEY
3271015039	Residential - Single	SANTA CLARITA VALLEY
3271015043	Residential - Single	SANTA CLARITA VALLEY
3271015056	Residential - Single	SANTA CLARITA VALLEY
3271020032	Residential - Single	SANTA CLARITA VALLEY
3271020033	Residential - Single	SANTA CLARITA VALLEY
3271020035	Residential - Single	SANTA CLARITA VALLEY
3271020051	Residential - Single	SANTA CLARITA VALLEY
3271020052	Residential - Single	SANTA CLARITA VALLEY
3271020053	Residential - Single	SANTA CLARITA VALLEY
3271020054	Residential - Single	SANTA CLARITA VALLEY
3271020055	Residential - Single	SANTA CLARITA VALLEY
3271020070	Institutional - Church	SANTA CLARITA VALLEY
3271020071	Residential - Single	SANTA CLARITA VALLEY
3272025004	Residential - Single	SANTA CLARITA VALLEY
3272025008	Irrigated Farm - Pasture	SANTA CLARITA VALLEY
3272026002	Residential - Single	SANTA CLARITA VALLEY
3272026003	Residential - Single	SANTA CLARITA VALLEY
3272026010	Residential - Single	SANTA CLARITA VALLEY
3272026011	Residential - Single	SANTA CLARITA VALLEY
3272026016	Residential - Single	SANTA CLARITA VALLEY
3272026017	Residential - Single	SANTA CLARITA VALLEY
3272026020	Residential - Single	SANTA CLARITA VALLEY
3272026021	Residential - Single	SANTA CLARITA VALLEY
3272026022	Residential - Single	SANTA CLARITA VALLEY
3272026023	Residential - Single	SANTA CLARITA VALLEY
3272026024	Residential - Single	SANTA CLARITA VALLEY
3272026025	Residential - Single	SANTA CLARITA VALLEY

APN	Assessor Use Code - Type	Community Name
4436008001	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4436008002	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4436008008	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4436008010	Residential - Three Units (any combination)	SANTA MONICA MOUNTAINS NORTH AREA
4436008015	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4436008016	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4436008017	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4436008018	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4436008019	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4440003019	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4440004006	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4440004007	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4440005001	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4440005004	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4440005005	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4440005015	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4440005016	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4440006006	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4440006017	Residential - Three Units (any combination)	SANTA MONICA MOUNTAINS NORTH AREA
4440007062	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4441001002	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4441001004	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4441029025	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4441029041	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4441029042	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4441029043	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4441029044	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4441029045	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4441029047	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4441029049	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4442001013	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4442005004	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4442005017	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4442005021	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4455029022	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4455043001	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4455043002	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4462004022	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4462005002	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4462005003	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4462005010	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4462005011	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4462005012	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4462005013	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4464001024	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4464002013	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
4464002014	Residential - Single	SANTA MONICA MOUNTAINS NORTH AREA
8714028270	Government Owned Property	SOUTH DIAMOND BAR
8725010017	Residential - Single	SOUTH SAN JOSE HILLS
8725016016	Residential - Single	SOUTH SAN JOSE HILLS
8726016013	Residential - Single	SOUTH SAN JOSE HILLS
8726016033	Residential - Single	SOUTH SAN JOSE HILLS
8727002001	Residential - Single	SOUTH SAN JOSE HILLS
8727002002	Residential - Single	SOUTH SAN JOSE HILLS
8727002006	Residential - Single	SOUTH SAN JOSE HILLS
8727002007	Residential - Single	SOUTH SAN JOSE HILLS
8728014011	Residential - Single	SOUTH SAN JOSE HILLS
8728014012	Residential - Single	SOUTH SAN JOSE HILLS
8728014013	Residential - Single	SOUTH SAN JOSE HILLS
8728015032	Residential - Single	SOUTH SAN JOSE HILLS
8728017002	Residential - Single	SOUTH SAN JOSE HILLS
8728017003	Residential - Single	SOUTH SAN JOSE HILLS
8728017034	Residential - Single	SOUTH SAN JOSE HILLS
8728018001	Residential - Single	SOUTH SAN JOSE HILLS
8728018002	Residential - Single	SOUTH SAN JOSE HILLS
8728018003	Residential - Single	SOUTH SAN JOSE HILLS
8728018052	Residential - Single	SOUTH SAN JOSE HILLS
8158012001	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158012002	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158012003	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158014001	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158014002	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158014003	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158014030	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158014031	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158014032	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158015001	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158015002	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158015003	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES

APN	Assessor Use Code - Type	Community Name
8158015004	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158015030	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158015031	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158015032	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021001	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021002	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021003	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021004	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021005	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021006	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021007	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021008	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021010	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021011	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021012	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021013	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021014	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021015	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021016	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021017	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021018	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158021019	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8158022016	Residential - Single	SOUTH WHITTIER - SUNSHINE ACRES
8489011002	Residential - Single	VALINDA
8489011014	Residential - Single	VALINDA
8489011015	Residential - Single	VALINDA
8489019035	Institutional - Church	VALINDA
8490021013	Residential - Single	VALINDA
8740013001	Residential - Single	VALINDA
8740014041	Residential - Single	VALINDA
8740014042	Residential - Single	VALINDA
8740014050	Residential - Single	VALINDA
8741001006	Residential - Single	VALINDA
8741001018	Residential - Single	VALINDA
8741001019	Residential - Single	VALINDA
8741001020	Residential - Single	VALINDA
8741001021	Residential - Single	VALINDA
8741001022	Residential - Single	VALINDA
8741001023	Residential - Single	VALINDA
8741001024	Residential - Single	VALINDA
8741002003	Residential - Single	VALINDA
8741002004	Residential - Single	VALINDA
8741002005	Residential - Single	VALINDA
8741002006	Residential - Single	VALINDA
8741002007	Residential - Single	VALINDA
8741002008	Residential - Single	VALINDA
8741004001	Residential - Single	VALINDA
8741004006	Residential - Single	VALINDA
8277033020	Residential - Single	WALNUT ISLANDS
8277033021	Residential - Single	WALNUT ISLANDS
8277033022	Residential - Single	WALNUT ISLANDS
8277033023	Residential - Single	WALNUT ISLANDS
8482032001	Residential - Single	WALNUT ISLANDS
7350001018	Commercial - Shopping Center (Regional)	WEST CARSON
7348004021	Residential - Single	WEST CARSON
7348006001	Residential - Single	WEST CARSON
7348006002	Residential - Single	WEST CARSON
7348006003	Residential - Single	WEST CARSON
7348006004	Residential - Single	WEST CARSON
7348006005	Residential - Single	WEST CARSON
7348006030	Residential - Single	WEST CARSON
7348006031	Residential - Single	WEST CARSON
7348006900	Government Owned Property	WEST CARSON
7350001027		WEST CARSON
7350001029		WEST CARSON
7409003023	Residential - Single	WEST CARSON
7409003024	Residential - Single	WEST CARSON
7409003025	Residential - Single	WEST CARSON
7409003026	Residential - Single	WEST CARSON
7409003027	Residential - Single	WEST CARSON
7409003028	Residential - Single	WEST CARSON
7409004001	Residential - Single	WEST CARSON
7409004002	Residential - Single	WEST CARSON
7409004016	Residential - Single	WEST CARSON
7409004017	Residential - Single	WEST CARSON
7409004018	Residential - Single	WEST CARSON
7409004019	Residential - Single	WEST CARSON
7409004020	Residential - Single	WEST CARSON
7409004023	Residential - Single	WEST CARSON

APN	Assessor Use Code - Type	Community Name
8169020020	Residential - Single	WEST WHITTIER - LOS NIETOS
8169020021	Residential - Single	WEST WHITTIER - LOS NIETOS
8169020025	Residential - Single	WEST WHITTIER - LOS NIETOS
8169020026	Residential - Single	WEST WHITTIER - LOS NIETOS
8169020035	Residential - Single	WEST WHITTIER - LOS NIETOS
8169020036	Residential - Single	WEST WHITTIER - LOS NIETOS
8169020900	Government Owned Property	WEST WHITTIER - LOS NIETOS
8169020901	Government Owned Property	WEST WHITTIER - LOS NIETOS
8169020902	Government Owned Property	WEST WHITTIER - LOS NIETOS
8169021006	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021007	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021008	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021009	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021010	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021011	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021012	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021013	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021014	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021016	Commercial - Restaurant, Cocktail Lounge	WEST WHITTIER - LOS NIETOS
8169021021	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021022	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021023	Residential - Single	WEST WHITTIER - LOS NIETOS
8169021028	Commercial - Store	WEST WHITTIER - LOS NIETOS
8169026008	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026009	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026010	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026011	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026012	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026013	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026014	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026015	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026016	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026017	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026018	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026019	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026020	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026021	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026022	Institutional - Church	WEST WHITTIER - LOS NIETOS
8169026023	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026024	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026025	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026026	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026027	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026029	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	WEST WHITTIER - LOS NIETOS
8169026030	Industrial - Warehousing, Distribution, Storage	WEST WHITTIER - LOS NIETOS
8169026031	Commercial - Office Building	WEST WHITTIER - LOS NIETOS
8169026033	Commercial - Bank, Savings & Loan	WEST WHITTIER - LOS NIETOS
8169026034	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026035	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026036	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026037	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026038	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026039	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026040	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026041	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026042	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026043	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026044	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026045	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026046	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026047	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026048	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026049	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026050	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026051	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026052	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026053	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026054	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026055	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026056	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026057	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026058	Residential - Single	WEST WHITTIER - LOS NIETOS
8169026059	Residential - Single	WEST WHITTIER - LOS NIETOS
8169027001	Residential - Single	WEST WHITTIER - LOS NIETOS
8169027002	Residential - Single	WEST WHITTIER - LOS NIETOS
8169027003	Residential - Single	WEST WHITTIER - LOS NIETOS
8169027004	Residential - Single	WEST WHITTIER - LOS NIETOS
8169027005	Residential - Single	WEST WHITTIER - LOS NIETOS
8169027033	Residential - Single	WEST WHITTIER - LOS NIETOS

APN	Assessor Use Code - Type	Community Name
8169027044	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8169027045	Residential - Single	WEST WHITTIER - LOS NIETOS
8171001019	Commercial - Professional Building	WEST WHITTIER - LOS NIETOS
8171001020	Commercial - Hotel and Motel	WEST WHITTIER - LOS NIETOS
8171001021	Commercial - Store Combination (w/ Office or Residential)	WEST WHITTIER - LOS NIETOS
8171001022	Commercial - Store Combination (w/ Office or Residential)	WEST WHITTIER - LOS NIETOS
8171001023	Commercial - Store	WEST WHITTIER - LOS NIETOS
8171001027	Commercial - Restaurant, Cocktail Lounge	WEST WHITTIER - LOS NIETOS
8171002027	Commercial - Store	WEST WHITTIER - LOS NIETOS
8173021006	Residential - Single	WEST WHITTIER - LOS NIETOS
8173021007	Residential - Single	WEST WHITTIER - LOS NIETOS
8173022900	Government Owned Property	WEST WHITTIER - LOS NIETOS
8173023004	Commercial - Office Building	WEST WHITTIER - LOS NIETOS
8173023015	Commercial - Restaurant, Cocktail Lounge	WEST WHITTIER - LOS NIETOS
8173023018	Commercial - Restaurant, Cocktail Lounge	WEST WHITTIER - LOS NIETOS
8173024008	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8173024009	Residential - Single	WEST WHITTIER - LOS NIETOS
8173024010	Residential - Single	WEST WHITTIER - LOS NIETOS
8173024014	Commercial - Restaurant, Cocktail Lounge	WEST WHITTIER - LOS NIETOS
8174001018	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006001	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006002	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006003	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006004	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006005	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006008	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006009	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006010	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006011	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006012	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006016	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006017	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006018	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006019	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006020	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006021	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006022	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006023	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006024	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006025	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006026	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006027	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006028	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006029	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006038	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006039	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006041	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006042	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006043	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006044	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006045	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006046	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006047	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006048	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006049	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006050	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006051	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006052	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006053	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006054	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006055	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006056	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006057	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006058	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006059	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006060	Residential - Three Units (any combination)	WEST WHITTIER - LOS NIETOS
8174006061	Residential - Four Units (any combination)	WEST WHITTIER - LOS NIETOS
8174006062	Irrigated Farm - Private Rural Pumping Plant	WEST WHITTIER - LOS NIETOS
8174006063	Residential - Single	WEST WHITTIER - LOS NIETOS
8174006064	Residential - Single	WEST WHITTIER - LOS NIETOS
8174007002	Residential - Single	WEST WHITTIER - LOS NIETOS
8174007003	Residential - Single	WEST WHITTIER - LOS NIETOS
8174007004	Residential - Single	WEST WHITTIER - LOS NIETOS
8174007005	Residential - Single	WEST WHITTIER - LOS NIETOS
8174007006	Residential - Single	WEST WHITTIER - LOS NIETOS
8174007007	Residential - Single	WEST WHITTIER - LOS NIETOS
8174007008	Residential - Single	WEST WHITTIER - LOS NIETOS
8174007009	Residential - Single	WEST WHITTIER - LOS NIETOS
8174007010	Residential - Single	WEST WHITTIER - LOS NIETOS

APN	Assessor Use Code - Type	Community Name
8174017022	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017023	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017024	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017025	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017026	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174017027	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174017028	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017029	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017030	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017031	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017032	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017033	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017037	Commercial - Service Station	WEST WHITTIER - LOS NIETOS
8174017038	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174017039	Commercial - Store	WEST WHITTIER - LOS NIETOS
8174017040	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174017041	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017042	Residential - Three Units (any combination)	WEST WHITTIER - LOS NIETOS
8174017043	Residential - Three Units (any combination)	WEST WHITTIER - LOS NIETOS
8174017044	Residential - Single	WEST WHITTIER - LOS NIETOS
8174017045	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174017046	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174017047	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174017048	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174017049	Residential - Three Units (any combination)	WEST WHITTIER - LOS NIETOS
8174017050	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174017051	Residential - Single	WEST WHITTIER - LOS NIETOS
8174019001	Commercial - Store	WEST WHITTIER - LOS NIETOS
8174019002	Commercial - Store	WEST WHITTIER - LOS NIETOS
8174019003	Commercial - Store	WEST WHITTIER - LOS NIETOS
8174019004	Commercial - Store	WEST WHITTIER - LOS NIETOS
8174019005	Commercial - Store Combination (w/ Office or Residential)	WEST WHITTIER - LOS NIETOS
8174019035	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Ser	WEST WHITTIER - LOS NIETOS
8174019036	Commercial - Store Combination (w/ Office or Residential)	WEST WHITTIER - LOS NIETOS
8174019056	Commercial - Commercial	WEST WHITTIER - LOS NIETOS
8174019800	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	WEST WHITTIER - LOS NIETOS
8174021029	Residential - Single	WEST WHITTIER - LOS NIETOS
8174021030	Residential - Single	WEST WHITTIER - LOS NIETOS
8174021031	Residential - Single	WEST WHITTIER - LOS NIETOS
8174021032	Residential - Single	WEST WHITTIER - LOS NIETOS
8174021033	Residential - Single	WEST WHITTIER - LOS NIETOS
8174021034	Residential - Single	WEST WHITTIER - LOS NIETOS
8174021035	Residential - Single	WEST WHITTIER - LOS NIETOS
8174021036	Residential - Single	WEST WHITTIER - LOS NIETOS
8174021037	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022015	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022016	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022017	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022018	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022019	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022020	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022021	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022023	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022024	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022025	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022026	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022027	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022028	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022032	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022033	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022035	Residential - Single	WEST WHITTIER - LOS NIETOS
8174022036	Residential - Single	WEST WHITTIER - LOS NIETOS
8174024017	Residential - Single	WEST WHITTIER - LOS NIETOS
8174024022	Residential - Single	WEST WHITTIER - LOS NIETOS
8174024023	Residential - Single	WEST WHITTIER - LOS NIETOS
8174024025	Residential - Single	WEST WHITTIER - LOS NIETOS
8174024032	Residential - Single	WEST WHITTIER - LOS NIETOS
8174024033	Residential - Single	WEST WHITTIER - LOS NIETOS
8174025018	Residential - Single	WEST WHITTIER - LOS NIETOS
8174025025	Residential - Single	WEST WHITTIER - LOS NIETOS
8174025034	Residential - Single	WEST WHITTIER - LOS NIETOS
8174025040	Residential - Single	WEST WHITTIER - LOS NIETOS
8174025042	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027020	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027021	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027033	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027038	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027039	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027040	Residential - Single	WEST WHITTIER - LOS NIETOS

APN	Assessor Use Code - Type	Community Name
8174027041	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027042	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027043	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027044	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027045	Residential - Single	WEST WHITTIER - LOS NIETOS
8174027046	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028001	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028002	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028005	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028006	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028007	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028008	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028012	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028013	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028014	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028015	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028016	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028017	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028018	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028019	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028022	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028023	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028024	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028025	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028026	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028027	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028028	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028029	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028030	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028032	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028033	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028034	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028035	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028036	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028037	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174028038	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8174028039	Residential - Single	WEST WHITTIER - LOS NIETOS
8174028040	Residential - Single	WEST WHITTIER - LOS NIETOS
8174031042	Residential - Single	WEST WHITTIER - LOS NIETOS
8174031043	Residential - Single	WEST WHITTIER - LOS NIETOS
8174031044	Residential - Single	WEST WHITTIER - LOS NIETOS
8174031045	Residential - Single	WEST WHITTIER - LOS NIETOS
8174031046	Residential - Single	WEST WHITTIER - LOS NIETOS
8176001011	Residential - Single	WEST WHITTIER - LOS NIETOS
8176001012	Residential - Five or more Apartments or units	WEST WHITTIER - LOS NIETOS
8176001013	Residential - Single	WEST WHITTIER - LOS NIETOS
8176001802	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	WEST WHITTIER - LOS NIETOS
8176001803	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	WEST WHITTIER - LOS NIETOS
8176001805	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	WEST WHITTIER - LOS NIETOS
8176001806	Miscellaneous - Utility - Commercial & Mutual: Pumping Plant, State Assessed	WEST WHITTIER - LOS NIETOS
8176002011	Residential - Single	WEST WHITTIER - LOS NIETOS
8176002012	Residential - Single	WEST WHITTIER - LOS NIETOS
8176002015	Residential - Manufactured Home Park	WEST WHITTIER - LOS NIETOS
8176002016	Residential - Manufactured Home Park	WEST WHITTIER - LOS NIETOS
8176002270	Residential - Manufactured Home Park	WEST WHITTIER - LOS NIETOS
8176002271	Government Owned Property	WEST WHITTIER - LOS NIETOS
8176002905	Government Owned Property	WEST WHITTIER - LOS NIETOS
8176003009	Residential - Single	WEST WHITTIER - LOS NIETOS
8176003011	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8176003021	Residential - Double, Duplex or Two Units	WEST WHITTIER - LOS NIETOS
8176003025	Residential - Single	WEST WHITTIER - LOS NIETOS
8176003026	Residential - Three Units (any combination)	WEST WHITTIER - LOS NIETOS
8176003029	Residential - Three Units (any combination)	WEST WHITTIER - LOS NIETOS
8176003030	Residential - Three Units (any combination)	WEST WHITTIER - LOS NIETOS
8176003032	Residential - Single	WEST WHITTIER - LOS NIETOS
8176003033	Residential - Single	WEST WHITTIER - LOS NIETOS
8176003034	Residential - Five or more Apartments or units	WEST WHITTIER - LOS NIETOS
8176004001	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004004	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004005	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004006	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004007	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004008	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004009	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004010	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004011	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004012	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004013	Residential - Single	WEST WHITTIER - LOS NIETOS
8176004014	Residential - Single	WEST WHITTIER - LOS NIETOS

APN	Assessor Use Code - Type	Community Name
6154014028	Residential - Single	WILLOWBROOK
6154014029	Residential - Single	WILLOWBROOK
6154014030	Residential - Single	WILLOWBROOK
6154014031	Residential - Single	WILLOWBROOK
6154014032	Residential - Single	WILLOWBROOK
6154014033	Residential - Single	WILLOWBROOK
6154014036	Residential - Single	WILLOWBROOK
6154014037	Residential - Single	WILLOWBROOK
6154014040	Residential - Single	WILLOWBROOK
6154015002	Residential - Single	WILLOWBROOK
6154015003	Residential - Single	WILLOWBROOK
6154015004	Residential - Single	WILLOWBROOK
6154015005	Residential - Single	WILLOWBROOK
6154015006	Residential - Single	WILLOWBROOK
6154015007	Residential - Single	WILLOWBROOK
6154015008	Residential - Single	WILLOWBROOK
6154015009	Residential - Single	WILLOWBROOK
6154015010	Residential - Single	WILLOWBROOK
6154015011	Residential - Single	WILLOWBROOK
6154015013	Residential - Single	WILLOWBROOK
6154015014	Residential - Single	WILLOWBROOK
6154015015	Residential - Single	WILLOWBROOK
6154015016	Residential - Single	WILLOWBROOK
6154015018	Residential - Single	WILLOWBROOK
6154015019	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154015020	Residential - Single	WILLOWBROOK
6154015021	Residential - Single	WILLOWBROOK
6154015022	Residential - Single	WILLOWBROOK
6154015023	Residential - Single	WILLOWBROOK
6154015024	Residential - Single	WILLOWBROOK
6154015025	Residential - Single	WILLOWBROOK
6154015026	Residential - Single	WILLOWBROOK
6154015027	Residential - Single	WILLOWBROOK
6154015028	Residential - Single	WILLOWBROOK
6154015029	Residential - Single	WILLOWBROOK
6154015030	Residential - Single	WILLOWBROOK
6154016003	Commercial - Store	WILLOWBROOK
6154016004	Residential - Single	WILLOWBROOK
6154016005	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154016006	Residential - Single	WILLOWBROOK
6154016007	Residential - Single	WILLOWBROOK
6154016008	Residential - Single	WILLOWBROOK
6154016009	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154016010	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154016011	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154016014	Residential - Single	WILLOWBROOK
6154016015	Residential - Single	WILLOWBROOK
6154016016	Residential - Single	WILLOWBROOK
6154016017	Residential - Single	WILLOWBROOK
6154016018	Residential - Single	WILLOWBROOK
6154016019	Residential - Single	WILLOWBROOK
6154016024	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154016025	Residential - Single	WILLOWBROOK
6154016026	Residential - Single	WILLOWBROOK
6154016030	Residential - Single	WILLOWBROOK
6154016031	Residential - Single	WILLOWBROOK
6154016032	Residential - Single	WILLOWBROOK
6154016033	Residential - Single	WILLOWBROOK
6154016034	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154016039	Residential - Single	WILLOWBROOK
6154016040	Residential - Single	WILLOWBROOK
6154016041	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154016042	Residential - Single	WILLOWBROOK
6154016043	Residential - Single	WILLOWBROOK
6154017001	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	WILLOWBROOK
6154017002	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	WILLOWBROOK
6154017003	Residential - Single	WILLOWBROOK
6154017004	Residential - Single	WILLOWBROOK
6154017005	Residential - Single	WILLOWBROOK
6154017006	Residential - Single	WILLOWBROOK
6154017007	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154017008	Residential - Single	WILLOWBROOK
6154017028	Residential - Single	WILLOWBROOK
6154017029	Residential - Single	WILLOWBROOK
6154017031	Residential - Single	WILLOWBROOK
6154017032	Residential - Single	WILLOWBROOK
6154017033	Residential - Single	WILLOWBROOK
6154017034	Residential - Single	WILLOWBROOK
6154017040	Residential - Single	WILLOWBROOK

APN	Assessor Use Code - Type	Community Name
6154017041	Residential - Single	WILLOWBROOK
6154017042	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154017044	Residential - Single	WILLOWBROOK
6154017045	Residential - Single	WILLOWBROOK
6154017046	Residential - Single	WILLOWBROOK
6154017047	Residential - Single	WILLOWBROOK
6154017911	Residential - Single	WILLOWBROOK
6154018002	Commercial - Restaurant, Cocktail Lounge	WILLOWBROOK
6154018023	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154018024	Residential - Single	WILLOWBROOK
6154018025	Residential - Single	WILLOWBROOK
6154018026	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	WILLOWBROOK
6154018027	Commercial - Store Combination (w/ Office or Residential)	WILLOWBROOK
6154018029	Commercial - Store	WILLOWBROOK
6154018030	Residential - Single	WILLOWBROOK
6154018031	Residential - Single	WILLOWBROOK
6154018032	Residential - Single	WILLOWBROOK
6154018914	Government Owned Property	WILLOWBROOK
6154019001	Residential - Single	WILLOWBROOK
6154019002	Residential - Single	WILLOWBROOK
6154019003	Residential - Single	WILLOWBROOK
6154019004	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154019010	Residential - Single	WILLOWBROOK
6154019011	Residential - Single	WILLOWBROOK
6154019012	Residential - Single	WILLOWBROOK
6154019013	Residential - Single	WILLOWBROOK
6154019015	Residential - Single	WILLOWBROOK
6154019016	Residential - Single	WILLOWBROOK
6154019018	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154019020	Residential - Single	WILLOWBROOK
6154019021	Residential - Single	WILLOWBROOK
6154019022	Residential - Single	WILLOWBROOK
6154019023	Residential - Single	WILLOWBROOK
6154019024	Residential - Single	WILLOWBROOK
6154019025	Residential - Single	WILLOWBROOK
6154019026	Residential - Single	WILLOWBROOK
6154019027	Residential - Single	WILLOWBROOK
6154019028	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154019030	Institutional - Church	WILLOWBROOK
6154019032	Residential - Single	WILLOWBROOK
6154020002	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	WILLOWBROOK
6154020009	Residential - Single	WILLOWBROOK
6154020010	Residential - Single	WILLOWBROOK
6154020011	Residential - Single	WILLOWBROOK
6154020015	Residential - Single	WILLOWBROOK
6154020016	Residential - Single	WILLOWBROOK
6154020018	Commercial - Hotel and Motel	WILLOWBROOK
6154020024	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154021004	Residential - Single	WILLOWBROOK
6154021005	Residential - Single	WILLOWBROOK
6154021006	Residential - Single	WILLOWBROOK
6154021007	Residential - Single	WILLOWBROOK
6154021008	Residential - Single	WILLOWBROOK
6154021009	Residential - Single	WILLOWBROOK
6154021013	Residential - Single	WILLOWBROOK
6154021014	Residential - Single	WILLOWBROOK
6154021015	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154021017	Residential - Single	WILLOWBROOK
6154021018	Residential - Single	WILLOWBROOK
6154021019	Residential - Single	WILLOWBROOK
6154021020	Residential - Single	WILLOWBROOK
6154021026	Residential - Single	WILLOWBROOK
6154021027	Residential - Single	WILLOWBROOK
6154021028	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	WILLOWBROOK
6154021029	Residential - Single	WILLOWBROOK
6154021030	Residential - Single	WILLOWBROOK
6154021031	Residential - Single	WILLOWBROOK
6154022001	Residential - Single	WILLOWBROOK
6154022023	Residential - Single	WILLOWBROOK
6154022024	Residential - Single	WILLOWBROOK
6154022025	Residential - Single	WILLOWBROOK
6154022026	Residential - Single	WILLOWBROOK
6154022027	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154022028	Residential - Single	WILLOWBROOK
6154024005	Residential - Double, Duplex or Two Units	WILLOWBROOK
6154024015	Residential - Single	WILLOWBROOK
6154024016	Residential - Single	WILLOWBROOK
6154024017	Residential - Single	WILLOWBROOK
6154024018	Residential - Single	WILLOWBROOK

APN	Assessor Use Code - Type	Community Name
6154024019	Residential - Single	WILLOWBROOK
6154024020	Residential - Single	WILLOWBROOK
6154024021	Residential - Single	WILLOWBROOK
6154024022	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	WILLOWBROOK
6154024025	Industrial - Warehousing, Distribution, Storage	WILLOWBROOK
6154024026	Industrial - Warehousing, Distribution, Storage	WILLOWBROOK
6154025001	Industrial - Light Manufacturing, small machine shop, printing plant, etc.	WILLOWBROOK
6155022002	Residential - Single	WILLOWBROOK
6155022003	Residential - Single	WILLOWBROOK
6155022010	Residential - Single	WILLOWBROOK
6155022011	Residential - Single	WILLOWBROOK
6155022012	Residential - Single	WILLOWBROOK
6155022013	Residential - Single	WILLOWBROOK
6155022014	Residential - Single	WILLOWBROOK
6155022015	Residential - Single	WILLOWBROOK
6155032023	Residential - Single	WILLOWBROOK
6155032024	Residential - Single	WILLOWBROOK
6155032025	Residential - Single	WILLOWBROOK
6155033001	Residential - Single	WILLOWBROOK
6155033002	Residential - Single	WILLOWBROOK
6155033003	Residential - Single	WILLOWBROOK
6155033004	Residential - Single	WILLOWBROOK
6155033009	Residential - Double, Duplex or Two Units	WILLOWBROOK
6155033010	Residential - Single	WILLOWBROOK
6155033012	Residential - Single	WILLOWBROOK
6155033015	Residential - Single	WILLOWBROOK
6155033019	Residential - Single	WILLOWBROOK
6155033020	Residential - Single	WILLOWBROOK
6155033021	Residential - Single	WILLOWBROOK
6155033022	Residential - Single	WILLOWBROOK
6155033023	Residential - Single	WILLOWBROOK

Table H.5: Roadways Located in Flood Hazard Zones

Street Name	Community Name	Street Name	Community Name
CANYON DELL DR	ALTADENA	W LAKESHORE DR	ANTELOPE VALLEY
002ND ST	ANTELOPE VALLEY	W LANCASTER BLVD	ANTELOPE VALLEY
003RD ST	ANTELOPE VALLEY	W LANCASTER RD	ANTELOPE VALLEY
100TH ST E	ANTELOPE VALLEY	W WOOD AV	ANTELOPE VALLEY
100TH ST W	ANTELOPE VALLEY	WATERFORD WY	ANTELOPE VALLEY
101ST ST E	ANTELOPE VALLEY	WHITE SPUR LN	ANTELOPE VALLEY
102ND ST E	ANTELOPE VALLEY	WILLETA AV	ANTELOPE VALLEY
104TH ST E	ANTELOPE VALLEY	WISCONSIN ST	ANTELOPE VALLEY
105TH ST E	ANTELOPE VALLEY	CULVER BLVD	BALLONA WETLANDS
105TH ST W	ANTELOPE VALLEY	LINCOLN BLVD	BALLONA WETLANDS
106TH ST E	ANTELOPE VALLEY	167TH ST	CERRITOS ISLANDS
106TH ST W	ANTELOPE VALLEY	ALORA AV	CERRITOS ISLANDS
107TH ST E	ANTELOPE VALLEY	CENTRALIA ST	CERRITOS ISLANDS
107TH ST W	ANTELOPE VALLEY	ELMCROFT AV	CERRITOS ISLANDS
108TH ST E	ANTELOPE VALLEY	ERIC AV	CERRITOS ISLANDS
10TH ST E	ANTELOPE VALLEY	FONTAINBLEAU AV	CERRITOS ISLANDS
10TH ST W	ANTELOPE VALLEY	GARNET AV	CERRITOS ISLANDS
110TH ST E	ANTELOPE VALLEY	GRAYSTONE AV	CERRITOS ISLANDS
110TH ST W	ANTELOPE VALLEY	HARVEST AV	CERRITOS ISLANDS
111TH ST E	ANTELOPE VALLEY	JADE AV	CERRITOS ISLANDS
111TH ST W	ANTELOPE VALLEY	LONGWORTH AV	CERRITOS ISLANDS
112TH ST E	ANTELOPE VALLEY	MAPES AV	CERRITOS ISLANDS
112TH ST W	ANTELOPE VALLEY	OPAL AV	CERRITOS ISLANDS
113TH ST W	ANTELOPE VALLEY	PEARL CIR	CERRITOS ISLANDS
114TH ST E	ANTELOPE VALLEY	W CIENEGA AV	CHARTER OAK
115TH ST W	ANTELOPE VALLEY	E SIERRA MADRE AV	EAST AZUSA
116TH ST E	ANTELOPE VALLEY	FOXLGLOVE CT	EAST AZUSA
116TH ST W	ANTELOPE VALLEY	HICREST RD	EAST AZUSA
117TH ST E	ANTELOPE VALLEY	OLD SAN GABRIEL CANYON RD	EAST AZUSA
117TH ST W	ANTELOPE VALLEY	W SIERRA MADRE AV	EAST AZUSA
118TH ST W	ANTELOPE VALLEY	YUCCA RIDGE RD	EAST AZUSA
119TH ST W	ANTELOPE VALLEY	E ELGENIA ST	EAST IRWINDALE
11TH PL W	ANTELOPE VALLEY	E GROVECENTER ST	EAST IRWINDALE
11TH ST W	ANTELOPE VALLEY	N NORA AV	EAST IRWINDALE
120TH ST E	ANTELOPE VALLEY	W BADILLO ST	EAST IRWINDALE
120TH ST W	ANTELOPE VALLEY	W GROVECENTER ST	EAST IRWINDALE
121ST ST E	ANTELOPE VALLEY	AE/BULLIS RD	EAST RANCHO DOMINGUEZ
121ST ST W	ANTELOPE VALLEY	AN/COMPTON BL	EAST RANCHO DOMINGUEZ
122ND ST E	ANTELOPE VALLEY	AN/ROSECRANS AV	EAST RANCHO DOMINGUEZ
122ND ST W	ANTELOPE VALLEY	AS/LINSLEY ST	EAST RANCHO DOMINGUEZ
123RD ST E	ANTELOPE VALLEY	AS/ROSECRANS AV	EAST RANCHO DOMINGUEZ
123RD ST W	ANTELOPE VALLEY	E ADDINGTON ST	EAST RANCHO DOMINGUEZ
124TH ST E	ANTELOPE VALLEY	E ALONDRA BLVD	EAST RANCHO DOMINGUEZ
124TH ST W	ANTELOPE VALLEY	E BALES ST	EAST RANCHO DOMINGUEZ
125TH ST E	ANTELOPE VALLEY	E BENNETT ST	EAST RANCHO DOMINGUEZ
125TH ST W	ANTELOPE VALLEY	E COMPTON BLVD	EAST RANCHO DOMINGUEZ
126TH ST E	ANTELOPE VALLEY	E DUMA ST	EAST RANCHO DOMINGUEZ
126TH ST W	ANTELOPE VALLEY	E ELIZABETH ST	EAST RANCHO DOMINGUEZ
127TH ST E	ANTELOPE VALLEY	E IVA ST	EAST RANCHO DOMINGUEZ
127TH ST W	ANTELOPE VALLEY	E JOSEPHINE CT	EAST RANCHO DOMINGUEZ
128TH ST E	ANTELOPE VALLEY	E LAUREL ST	EAST RANCHO DOMINGUEZ
128TH ST W	ANTELOPE VALLEY	E LINSLEY ST	EAST RANCHO DOMINGUEZ
129TH ST E	ANTELOPE VALLEY	E MARCELLE ST	EAST RANCHO DOMINGUEZ
129TH ST W	ANTELOPE VALLEY	E MYRRH ST	EAST RANCHO DOMINGUEZ
12TH PL W	ANTELOPE VALLEY	E PALMERSTONE ST	EAST RANCHO DOMINGUEZ

Street Name	Community Name
12TH ST E	ANTELOPE VALLEY
130TH ST	ANTELOPE VALLEY
130TH ST E	ANTELOPE VALLEY
130TH ST W	ANTELOPE VALLEY
131TH ST E	ANTELOPE VALLEY
132ND ST E	ANTELOPE VALLEY
133RD ST E	ANTELOPE VALLEY
135TH ST E	ANTELOPE VALLEY
135TH ST W	ANTELOPE VALLEY
136TH ST E	ANTELOPE VALLEY
137TH ST E	ANTELOPE VALLEY
138TH ST E	ANTELOPE VALLEY
13TH ST E	ANTELOPE VALLEY
140TH ST E	ANTELOPE VALLEY
140TH ST W	ANTELOPE VALLEY
141ST ST E	ANTELOPE VALLEY
142ND ST E	ANTELOPE VALLEY
143RD ST E	ANTELOPE VALLEY
145TH ST E	ANTELOPE VALLEY
145TH ST W	ANTELOPE VALLEY
146TH ST E	ANTELOPE VALLEY
147TH ST E	ANTELOPE VALLEY
150TH ST E	ANTELOPE VALLEY
150TH ST W	ANTELOPE VALLEY
151ST ST W	ANTELOPE VALLEY
152ND ST E	ANTELOPE VALLEY
152ND ST W	ANTELOPE VALLEY
153RD ST E	ANTELOPE VALLEY
155TH ST E	ANTELOPE VALLEY
155TH ST W	ANTELOPE VALLEY
156TH ST W	ANTELOPE VALLEY
157TH ST E	ANTELOPE VALLEY
157TH ST W	ANTELOPE VALLEY
15TH ST E	ANTELOPE VALLEY
15TH ST W	ANTELOPE VALLEY
160TH ST E	ANTELOPE VALLEY
160TH ST W	ANTELOPE VALLEY
163RD ST E	ANTELOPE VALLEY
165TH ST E	ANTELOPE VALLEY
165TH ST W	ANTELOPE VALLEY
168TH ST E	ANTELOPE VALLEY
16TH ST E	ANTELOPE VALLEY
16TH ST W	ANTELOPE VALLEY
170TH ST E	ANTELOPE VALLEY
170TH ST W	ANTELOPE VALLEY
171ST ST E	ANTELOPE VALLEY
171ST ST W	ANTELOPE VALLEY
172ND ST E	ANTELOPE VALLEY
172ND ST W	ANTELOPE VALLEY
173RD ST W	ANTELOPE VALLEY
175TH ST E	ANTELOPE VALLEY
175TH ST W	ANTELOPE VALLEY
176TH ST E	ANTELOPE VALLEY
177TH ST E	ANTELOPE VALLEY
178TH ST E	ANTELOPE VALLEY
17TH ST E	ANTELOPE VALLEY
17TH ST W	ANTELOPE VALLEY

Street Name	Community Name
E PAULINE ST	EAST RANCHO DOMINGUEZ
E PIXLEY ST	EAST RANCHO DOMINGUEZ
E QUEENSDALE ST	EAST RANCHO DOMINGUEZ
E ROSE ST	EAST RANCHO DOMINGUEZ
E ROSECRANS AV	EAST RANCHO DOMINGUEZ
E SAN CARLOS ST	EAST RANCHO DOMINGUEZ
E SAN JUAN ST	EAST RANCHO DOMINGUEZ
E SAN LUIS ST	EAST RANCHO DOMINGUEZ
E SAN MARCUS ST	EAST RANCHO DOMINGUEZ
E SAN MATEO ST	EAST RANCHO DOMINGUEZ
E SAN MIGUEL ST	EAST RANCHO DOMINGUEZ
E SAN RAFAEL ST	EAST RANCHO DOMINGUEZ
E SAN VICENTE ST	EAST RANCHO DOMINGUEZ
E SAUNDERS ST	EAST RANCHO DOMINGUEZ
E WILBARN ST	EAST RANCHO DOMINGUEZ
E WYMORE ST	EAST RANCHO DOMINGUEZ
N HARRIS AV	EAST RANCHO DOMINGUEZ
S ATLANTIC AV	EAST RANCHO DOMINGUEZ
S BRADFIELD AV	EAST RANCHO DOMINGUEZ
S BULLIS RD	EAST RANCHO DOMINGUEZ
S BUTLER AV	EAST RANCHO DOMINGUEZ
S CARESS AV	EAST RANCHO DOMINGUEZ
S CASTLEGATE AV	EAST RANCHO DOMINGUEZ
S COOKACRE AV	EAST RANCHO DOMINGUEZ
S COOKACRE ST	EAST RANCHO DOMINGUEZ
S CUZCO AV	EAST RANCHO DOMINGUEZ
S ESSEY AV	EAST RANCHO DOMINGUEZ
S FRAILEY AV	EAST RANCHO DOMINGUEZ
S GIBSON AV	EAST RANCHO DOMINGUEZ
S HARRIS AV	EAST RANCHO DOMINGUEZ
S LIME AV	EAST RANCHO DOMINGUEZ
S MANETTE PL	EAST RANCHO DOMINGUEZ
S MURIEL AV	EAST RANCHO DOMINGUEZ
S PANNES AV	EAST RANCHO DOMINGUEZ
S STONEACRE AV	EAST RANCHO DOMINGUEZ
S STONEACRE ST	EAST RANCHO DOMINGUEZ
S THORSON AV	EAST RANCHO DOMINGUEZ
S WALDORF DR	EAST RANCHO DOMINGUEZ
S WASHINGTON AV	EAST RANCHO DOMINGUEZ
S WHITE AV	EAST RANCHO DOMINGUEZ
S WILLIAMS AV	EAST RANCHO DOMINGUEZ
HOOPER AV	FLORENCE - FIRESTONE
CREEK TR	KAGEL CANYON
EAST TR	KAGEL CANYON
IDLEWHILE TER	KAGEL CANYON
LITTLE TUJUNGA CANYON RD	KAGEL CANYON
NORTH TR	KAGEL CANYON
PARK TR	KAGEL CANYON
SHORT TR	KAGEL CANYON
SPRING TR	KAGEL CANYON
SUMMIT TR	KAGEL CANYON
VINEYARD TR	KAGEL CANYON
S LA CIENEGA BLVD	LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
AW/SENASAC AV	LONG BEACH ISLAND
CANEHILL AV	LONG BEACH ISLAND
CARFAX AV	LONG BEACH ISLAND
CONQUISTA AV	LONG BEACH ISLAND

Street Name	Community Name
180TH ST E	ANTELOPE VALLEY
180TH ST W	ANTELOPE VALLEY
181ST ST E	ANTELOPE VALLEY
185TH ST E	ANTELOPE VALLEY
185TH ST W	ANTELOPE VALLEY
186TH ST E	ANTELOPE VALLEY
18TH ST E	ANTELOPE VALLEY
18TH ST W	ANTELOPE VALLEY
190TH ST E	ANTELOPE VALLEY
190TH ST W	ANTELOPE VALLEY
191ST ST W	ANTELOPE VALLEY
192ND ST W	ANTELOPE VALLEY
193RD ST W	ANTELOPE VALLEY
195TH ST E	ANTELOPE VALLEY
195TH ST W	ANTELOPE VALLEY
196TH ST E	ANTELOPE VALLEY
200TH ST E	ANTELOPE VALLEY
200TH ST W	ANTELOPE VALLEY
205TH ST E	ANTELOPE VALLEY
207TH ST E	ANTELOPE VALLEY
20TH ST E	ANTELOPE VALLEY
20TH ST W	ANTELOPE VALLEY
210TH ST W	ANTELOPE VALLEY
212TH ST E	ANTELOPE VALLEY
213TH ST E	ANTELOPE VALLEY
215TH ST E	ANTELOPE VALLEY
220TH ST E	ANTELOPE VALLEY
220TH ST W	ANTELOPE VALLEY
221ST ST W	ANTELOPE VALLEY
222ND ST W	ANTELOPE VALLEY
223RD ST W	ANTELOPE VALLEY
225TH ST W	ANTELOPE VALLEY
22ND ST E	ANTELOPE VALLEY
22ND ST W	ANTELOPE VALLEY
230TH ST E	ANTELOPE VALLEY
230TH ST W	ANTELOPE VALLEY
233RD ST W	ANTELOPE VALLEY
235TH ST W	ANTELOPE VALLEY
237TH ST W	ANTELOPE VALLEY
238TH ST W	ANTELOPE VALLEY
239TH ST W	ANTELOPE VALLEY
240TH ST E	ANTELOPE VALLEY
240TH ST W	ANTELOPE VALLEY
243RD ST E	ANTELOPE VALLEY
243RD ST W	ANTELOPE VALLEY
244TH ST W	ANTELOPE VALLEY
245TH ST E	ANTELOPE VALLEY
245TH ST W	ANTELOPE VALLEY
248TH ST E	ANTELOPE VALLEY
250TH ST W	ANTELOPE VALLEY
252ND ST W	ANTELOPE VALLEY
255TH ST W	ANTELOPE VALLEY
258TH ST W	ANTELOPE VALLEY
259TH ST W	ANTELOPE VALLEY
25TH ST E	ANTELOPE VALLEY
25TH ST W	ANTELOPE VALLEY
260TH ST E	ANTELOPE VALLEY

Street Name	Community Name
E HARCO ST	LONG BEACH ISLAND
E PARKCREST ST	LONG BEACH ISLAND
FANWOOD AV	LONG BEACH ISLAND
FAUST AV	LONG BEACH ISLAND
GONDAR AV	LONG BEACH ISLAND
MCNAB AV	LONG BEACH ISLAND
SENASAC AV	LONG BEACH ISLAND
SNOWDEN AV	LONG BEACH ISLAND
WOODRUFF AV	LONG BEACH ISLAND
BAILEY RD	LOPEZ CANYON
LOPEZ CANYON RD	LOPEZ CANYON
N LOPEZ RD	LOPEZ CANYON
E IMPERIAL HWY	LYNWOOD ISLAND
LONG BEACH FRWY	LYNWOOD ISLAND
MONROE AV	LYNWOOD ISLAND
AIRCRAFT TR	MALIBU COASTAL ZONE
AZIMUTH LN	MALIBU COASTAL ZONE
BAYNES RD	MALIBU COASTAL ZONE
BONNELL DR	MALIBU COASTAL ZONE
BROOKSIDE DR	MALIBU COASTAL ZONE
BUCKHORN DR	MALIBU COASTAL ZONE
CAMINO COLIBRI	MALIBU COASTAL ZONE
CANON VIEW TR	MALIBU COASTAL ZONE
CENTURY MTWY	MALIBU COASTAL ZONE
CIRCLE TR	MALIBU COASTAL ZONE
COLD CANYON RD	MALIBU COASTAL ZONE
CORAY WY	MALIBU COASTAL ZONE
CRAGS DR	MALIBU COASTAL ZONE
CRATER CAMP DR	MALIBU COASTAL ZONE
CROSS CREEK RD	MALIBU COASTAL ZONE
DARK CREEK RD	MALIBU COASTAL ZONE
DOROTHY DR	MALIBU COASTAL ZONE
DRY CANYON COLD CREEK RD	MALIBU COASTAL ZONE
ESCONDIDO DR	MALIBU COASTAL ZONE
ESCONDIDO TR	MALIBU COASTAL ZONE
GLEN DR	MALIBU COASTAL ZONE
GORGE RD	MALIBU COASTAL ZONE
GRASSLANDS TR	MALIBU COASTAL ZONE
GREENLEAF CANYON RD	MALIBU COASTAL ZONE
HIGHVALE TR	MALIBU COASTAL ZONE
HONDO CANYON RD	MALIBU COASTAL ZONE
HUCKLEBERRY DR	MALIBU COASTAL ZONE
KEELSON DR	MALIBU COASTAL ZONE
LAS FLORES CANYON RD	MALIBU COASTAL ZONE
LAS VIRGENES RD	MALIBU COASTAL ZONE
MAGUIRE DR	MALIBU COASTAL ZONE
MALIBU CANYON RD	MALIBU COASTAL ZONE
MALIBU MEADOWS DR	MALIBU COASTAL ZONE
MEADOWS END DR	MALIBU COASTAL ZONE
MELLUS DR	MALIBU COASTAL ZONE
MERCATOR LN	MALIBU COASTAL ZONE
MONTE VISTA DR	MALIBU COASTAL ZONE
MULHOLLAND HWY	MALIBU COASTAL ZONE
N CREEK TR	MALIBU COASTAL ZONE
N MALIBU CANYON RD	MALIBU COASTAL ZONE
N TOPANGA CANYON BLVD	MALIBU COASTAL ZONE
OAKWOOD DR	MALIBU COASTAL ZONE

Street Name	Community Name
261ST ST W	ANTELOPE VALLEY
263RD ST W	ANTELOPE VALLEY
265TH ST W	ANTELOPE VALLEY
266TH ST W	ANTELOPE VALLEY
267TH ST W	ANTELOPE VALLEY
268TH ST W	ANTELOPE VALLEY
26TH ST E	ANTELOPE VALLEY
270TH ST W	ANTELOPE VALLEY
27TH ST E	ANTELOPE VALLEY
27TH ST W	ANTELOPE VALLEY
280TH ST W	ANTELOPE VALLEY
28TH ST E	ANTELOPE VALLEY
28TH ST W	ANTELOPE VALLEY
290TH ST W	ANTELOPE VALLEY
2ND ST	ANTELOPE VALLEY
300TH ST W	ANTELOPE VALLEY
30TH ST E	ANTELOPE VALLEY
30TH ST W	ANTELOPE VALLEY
31ST ST E	ANTELOPE VALLEY
32ND ST E	ANTELOPE VALLEY
32ND ST W	ANTELOPE VALLEY
33RD ST E	ANTELOPE VALLEY
33RD ST W	ANTELOPE VALLEY
35TH ST E	ANTELOPE VALLEY
35TH ST W	ANTELOPE VALLEY
36TH ST E	ANTELOPE VALLEY
37TH ST E	ANTELOPE VALLEY
38TH ST E	ANTELOPE VALLEY
3RD ST	ANTELOPE VALLEY
3RD ST E	ANTELOPE VALLEY
3RD ST W	ANTELOPE VALLEY
40TH ST E	ANTELOPE VALLEY
40TH ST W	ANTELOPE VALLEY
41ST ST E	ANTELOPE VALLEY
42ND ST E	ANTELOPE VALLEY
42ND ST W	ANTELOPE VALLEY
43RD ST E	ANTELOPE VALLEY
43RD ST W	ANTELOPE VALLEY
45TH ST E	ANTELOPE VALLEY
45TH ST W	ANTELOPE VALLEY
46TH ST E	ANTELOPE VALLEY
47TH ST E	ANTELOPE VALLEY
47TH ST W	ANTELOPE VALLEY
48TH ST W	ANTELOPE VALLEY
4TH ST W	ANTELOPE VALLEY
50TH ST E	ANTELOPE VALLEY
50TH ST W	ANTELOPE VALLEY
51ST ST E	ANTELOPE VALLEY
51ST ST W	ANTELOPE VALLEY
52ND ST E	ANTELOPE VALLEY
52ND ST W	ANTELOPE VALLEY
53RD ST W	ANTELOPE VALLEY
55TH ST E	ANTELOPE VALLEY
55TH ST W	ANTELOPE VALLEY
56TH ST W	ANTELOPE VALLEY
57TH ST E	ANTELOPE VALLEY
57TH ST W	ANTELOPE VALLEY

Street Name	Community Name
OLD CHURCH RD	MALIBU COASTAL ZONE
OLD TOPANGA CANYON RD	MALIBU COASTAL ZONE
PACIFIC COAST HWY	MALIBU COASTAL ZONE
PALM CANYON LN	MALIBU COASTAL ZONE
PIUMA RD	MALIBU COASTAL ZONE
QUANTICO LN	MALIBU COASTAL ZONE
RANKIN DR	MALIBU COASTAL ZONE
RETREAT CT	MALIBU COASTAL ZONE
RIDING LN	MALIBU COASTAL ZONE
RODEO GROUNDS	MALIBU COASTAL ZONE
S TOPANGA CANYON BLVD	MALIBU COASTAL ZONE
SHADY LN	MALIBU COASTAL ZONE
SONAR LN	MALIBU COASTAL ZONE
STOKES CANYON RD	MALIBU COASTAL ZONE
STONEWALL TER	MALIBU COASTAL ZONE
THORNHILL RD	MALIBU COASTAL ZONE
TOPANGA BEACH RD	MALIBU COASTAL ZONE
TOPANGA CANYON LN	MALIBU COASTAL ZONE
TOPANGA SCHOOL RD	MALIBU COASTAL ZONE
TOPANGA SKYLINE DR	MALIBU COASTAL ZONE
VALLEY DR	MALIBU COASTAL ZONE
VAN VELSIR DR	MALIBU COASTAL ZONE
WAYCROSS DR	MALIBU COASTAL ZONE
WICKLAND RD	MALIBU COASTAL ZONE
WILD ROSE DR	MALIBU COASTAL ZONE
WILDWOOD DR	MALIBU COASTAL ZONE
YELLOW HILL RD	MALIBU COASTAL ZONE
YEOMAN LN	MALIBU COASTAL ZONE
YOST TR	MALIBU COASTAL ZONE
YULE LN	MALIBU COASTAL ZONE
BORA BORA WY	MARINA DEL REY
CHANNEL POINTE CT	MARINA DEL REY
CHANNEL WK	MARINA DEL REY
DELL AL	MARINA DEL REY
FIJI WY	MARINA DEL REY
MARQUESAS WY	MARINA DEL REY
MINDANAO WY	MARINA DEL REY
NORTHWEST PASSAGE	MARINA DEL REY
PALAWAN WY	MARINA DEL REY
PROMENADE WY	MARINA DEL REY
TAHITI WY	MARINA DEL REY
VIA DOLCE	MARINA DEL REY
VIA MARINA	MARINA DEL REY
VIA MARINA CT	MARINA DEL REY
VIA REGATA	MARINA DEL REY
ABBNEYWOOD AV	NORTH WHITTIER
AVONCROFT ST	NORTH WHITTIER
BALMORAL ST	NORTH WHITTIER
CROTON AV	NORTH WHITTIER
GILES PL	NORTH WHITTIER
LAMPSON ST	NORTH WHITTIER
MEARS PL	NORTH WHITTIER
NOYES ST	NORTH WHITTIER
RIDEAU ST	NORTH WHITTIER
SAN GABRIEL RIVER FRWY	NORTH WHITTIER
TAGUS ST	NORTH WHITTIER
E ANA ST	RANCHO DOMINGUEZ

Street Name	Community Name
5TH ST E	ANTELOPE VALLEY
5TH ST W	ANTELOPE VALLEY
60TH ST E	ANTELOPE VALLEY
60TH ST W	ANTELOPE VALLEY
61ST ST E	ANTELOPE VALLEY
62ND ST E	ANTELOPE VALLEY
62ND ST W	ANTELOPE VALLEY
65TH ST E	ANTELOPE VALLEY
65TH ST W	ANTELOPE VALLEY
67TH ST W	ANTELOPE VALLEY
70TH ST E	ANTELOPE VALLEY
70TH ST W	ANTELOPE VALLEY
71ST ST W	ANTELOPE VALLEY
72ND ST W	ANTELOPE VALLEY
73RD ST W	ANTELOPE VALLEY
75TH ST E	ANTELOPE VALLEY
75TH ST W	ANTELOPE VALLEY
77TH ST W	ANTELOPE VALLEY
80TH ST E	ANTELOPE VALLEY
80TH ST W	ANTELOPE VALLEY
81ST ST E	ANTELOPE VALLEY
82ND ST E	ANTELOPE VALLEY
82ND ST W	ANTELOPE VALLEY
85TH ST E	ANTELOPE VALLEY
85TH ST W	ANTELOPE VALLEY
86TH ST E	ANTELOPE VALLEY
86TH ST W	ANTELOPE VALLEY
87TH ST E	ANTELOPE VALLEY
87TH ST W	ANTELOPE VALLEY
88TH ST E	ANTELOPE VALLEY
89TH ST E	ANTELOPE VALLEY
8TH ST W	ANTELOPE VALLEY
90TH ST E	ANTELOPE VALLEY
90TH ST W	ANTELOPE VALLEY
91ST ST E	ANTELOPE VALLEY
91ST ST W	ANTELOPE VALLEY
92ND ST E	ANTELOPE VALLEY
92ND ST W	ANTELOPE VALLEY
93RD ST E	ANTELOPE VALLEY
93RD ST W	ANTELOPE VALLEY
94TH ST E	ANTELOPE VALLEY
95TH ST E	ANTELOPE VALLEY
95TH ST W	ANTELOPE VALLEY
96TH PL W	ANTELOPE VALLEY
96TH ST E	ANTELOPE VALLEY
97TH ST E	ANTELOPE VALLEY
97TH ST W	ANTELOPE VALLEY
98TH PL W	ANTELOPE VALLEY
98TH ST E	ANTELOPE VALLEY
98TH ST W	ANTELOPE VALLEY
99TH ST W	ANTELOPE VALLEY
ACCORD PL	ANTELOPE VALLEY
ALBYN CT	ANTELOPE VALLEY
ALCOY CT	ANTELOPE VALLEY
ALDERWOOD RD	ANTELOPE VALLEY
ALISO CANYON RD	ANTELOPE VALLEY
ALISO ST	ANTELOPE VALLEY

Street Name	Community Name
E DEL AMO BLVD	RANCHO DOMINGUEZ
E HARCOURT ST	RANCHO DOMINGUEZ
E LAS HERMANAS ST	RANCHO DOMINGUEZ
E MARIA ST	RANCHO DOMINGUEZ
E VAL VERDE CT	RANCHO DOMINGUEZ
E VIA MONDO	RANCHO DOMINGUEZ
E VICTORIA ST	RANCHO DOMINGUEZ
FORDYCE AV	RANCHO DOMINGUEZ
GARDENA FRWY	RANCHO DOMINGUEZ
HARBOR AV	RANCHO DOMINGUEZ
LAUREL PARK RD	RANCHO DOMINGUEZ
METRO BLUE LINE/SPT CO RR	RANCHO DOMINGUEZ
PACIFIC COMMERCE DR	RANCHO DOMINGUEZ
RANCHO WY	RANCHO DOMINGUEZ
REEVES AV	RANCHO DOMINGUEZ
S ALAMEDA ST	RANCHO DOMINGUEZ
S REYES AV	RANCHO DOMINGUEZ
S SANTA FE AV	RANCHO DOMINGUEZ
S SUSANA RD	RANCHO DOMINGUEZ
S SUSANNA RD	RANCHO DOMINGUEZ
S WILMINGTON AV	RANCHO DOMINGUEZ
SUSANA RD	RANCHO DOMINGUEZ
UP RR	RANCHO DOMINGUEZ
VIA INDUSTRIA	RANCHO DOMINGUEZ
VICTORIA ST	RANCHO DOMINGUEZ
W BORT ST	RANCHO DOMINGUEZ
W HARCOURT ST	RANCHO DOMINGUEZ
AGUA DULCE CANYON RD	SANTA CLARITA VALLEY
ALPINE AV	SANTA CLARITA VALLEY
ANTELOPE VALLEY FRWY	SANTA CLARITA VALLEY
ANTHONY RD	SANTA CLARITA VALLEY
ANVIK ST	SANTA CLARITA VALLEY
APAM AV	SANTA CLARITA VALLEY
APARRI AV	SANTA CLARITA VALLEY
APPLEWOOD LN	SANTA CLARITA VALLEY
ARLINE ST	SANTA CLARITA VALLEY
ARLINGTON ST	SANTA CLARITA VALLEY
ARROW POINT DR	SANTA CLARITA VALLEY
ARROYO OAK LN	SANTA CLARITA VALLEY
ATHERTON CANYON RD	SANTA CLARITA VALLEY
AVENIDA RANCHO TESORO	SANTA CLARITA VALLEY
AVENUE A	SANTA CLARITA VALLEY
AVENUE B	SANTA CLARITA VALLEY
BAKER CANYON RD	SANTA CLARITA VALLEY
BANJO CIR	SANTA CLARITA VALLEY
BARINGER RD	SANTA CLARITA VALLEY
BEDWORTH RD	SANTA CLARITA VALLEY
BISCAILUZ DR	SANTA CLARITA VALLEY
BLUESKY WY	SANTA CLARITA VALLEY
BOBCAT WY	SANTA CLARITA VALLEY
BORTON ST	SANTA CLARITA VALLEY
BOUQUET CANYON RD	SANTA CLARITA VALLEY
BROOKEN AV	SANTA CLARITA VALLEY
BROOKSIDE CT	SANTA CLARITA VALLEY
BUCHANAN WY	SANTA CLARITA VALLEY
BURTON WY	SANTA CLARITA VALLEY
BYFIELD RD	SANTA CLARITA VALLEY

Street Name	Community Name
ALMOND VALLEY WY	ANTELOPE VALLEY
AN/W AVE M	ANTELOPE VALLEY
ANGELES FOREST HWY	ANTELOPE VALLEY
ANGLIA ST	ANTELOPE VALLEY
ANTELOPE HWY	ANTELOPE VALLEY
ANTELOPE VALLEY FRWY	ANTELOPE VALLEY
ANTELOPE WOODS RD	ANTELOPE VALLEY
ARNAUD ST	ANTELOPE VALLEY
ARRASTRE CANYON RD	ANTELOPE VALLEY
AS/W AVE M	ANTELOPE VALLEY
AVENUE 105TH ST E	ANTELOPE VALLEY
AVENUE B-8	ANTELOPE VALLEY
AVENUE H-2	ANTELOPE VALLEY
AVENUE I-10	ANTELOPE VALLEY
AVENUE I-11	ANTELOPE VALLEY
AVENUE I-12	ANTELOPE VALLEY
AVENUE I-13	ANTELOPE VALLEY
AVENUE I-14	ANTELOPE VALLEY
AVENUE I-15	ANTELOPE VALLEY
AVENUE I-9	ANTELOPE VALLEY
AVENUE S-12 AV E	ANTELOPE VALLEY
AVENUE T-8	ANTELOPE VALLEY
AVENUE U	ANTELOPE VALLEY
AZALEA DR	ANTELOPE VALLEY
BACK ACRES RD	ANTELOPE VALLEY
BAHIA ST	ANTELOPE VALLEY
BARREL SPRINGS RD	ANTELOPE VALLEY
BATRIS LN	ANTELOPE VALLEY
BIG PINE HWY	ANTELOPE VALLEY
BIG ROCK CREEK RD	ANTELOPE VALLEY
BINEFAR WY	ANTELOPE VALLEY
BLUE SAGE DR	ANTELOPE VALLEY
BOBS GAP RD	ANTELOPE VALLEY
BOOTLEGGER CANYON RD	ANTELOPE VALLEY
BOUQUET CANYON RESERVOIR RD	ANTELOPE VALLEY
BOUQUET RESERVOIR RD	ANTELOPE VALLEY
BP & L RD	ANTELOPE VALLEY
BP AND L RD	ANTELOPE VALLEY
CALIFORNIA AQUEDUCT RD	ANTELOPE VALLEY
CALLE AGUA FELIZ	ANTELOPE VALLEY
CALLE AQUADUCTO	ANTELOPE VALLEY
CALLE ARROYO	ANTELOPE VALLEY
CALLE BERRO	ANTELOPE VALLEY
CALLE BONITA	ANTELOPE VALLEY
CALLE CARONA	ANTELOPE VALLEY
CALLE CASCADA	ANTELOPE VALLEY
CALLE CASCARRON	ANTELOPE VALLEY
CALLE CASITAS	ANTELOPE VALLEY
CALLE CERRITOS	ANTELOPE VALLEY
CALLE CHEVAL	ANTELOPE VALLEY
CALLE CHIQUITO	ANTELOPE VALLEY
CALLE DAGGETT	ANTELOPE VALLEY
CALLE DE SOTA	ANTELOPE VALLEY
CALLE DEL NORTE	ANTELOPE VALLEY
CALLE DEL ROJA	ANTELOPE VALLEY
CALLE DEL SUR	ANTELOPE VALLEY
CALLE DESCONOCIDO	ANTELOPE VALLEY

Street Name	Community Name
CALGROVE BLVD	SANTA CLARITA VALLEY
CAMINO DE VALLE	SANTA CLARITA VALLEY
CANYON OAK RD	SANTA CLARITA VALLEY
CAPRA RD	SANTA CLARITA VALLEY
CAPROCK RD	SANTA CLARITA VALLEY
CARYFORD RD	SANTA CLARITA VALLEY
CASTAIC LAKE RD	SANTA CLARITA VALLEY
CASTAIC OAKS LN	SANTA CLARITA VALLEY
CASTLEHAVEN RD	SANTA CLARITA VALLEY
CAVEHILL RD	SANTA CLARITA VALLEY
CENTER ST	SANTA CLARITA VALLEY
CENTRAL AV	SANTA CLARITA VALLEY
CHANNEL RD	SANTA CLARITA VALLEY
CHARLIE CANYON RD	SANTA CLARITA VALLEY
CHERRY CANYON PIPELINE RD	SANTA CLARITA VALLEY
CHERRY DR	SANTA CLARITA VALLEY
CHIQUITO CANYON RD	SANTA CLARITA VALLEY
CHUCKER CT	SANTA CLARITA VALLEY
CHURCH ST	SANTA CLARITA VALLEY
CITY HIGHLINE RD	SANTA CLARITA VALLEY
CLEAT RD	SANTA CLARITA VALLEY
COARSE GOLD MTWY	SANTA CLARITA VALLEY
COBBLESTONE CT	SANTA CLARITA VALLEY
COLT RD	SANTA CLARITA VALLEY
COMMERCE CENTER DR	SANTA CLARITA VALLEY
CONCORSE DR	SANTA CLARITA VALLEY
COPPER HILL DR	SANTA CLARITA VALLEY
COTTON ST	SANTA CLARITA VALLEY
COUNTRY CT	SANTA CLARITA VALLEY
COUNTRYSIDE LN	SANTA CLARITA VALLEY
CRESCENT CT	SANTA CLARITA VALLEY
DARLING RD	SANTA CLARITA VALLEY
DAVENPORT RD	SANTA CLARITA VALLEY
DAVID WY	SANTA CLARITA VALLEY
DECORO DR	SANTA CLARITA VALLEY
DEED AV	SANTA CLARITA VALLEY
DEL SUR RIDGE RD	SANTA CLARITA VALLEY
DEL VALLE RD	SANTA CLARITA VALLEY
DELDEN RD	SANTA CLARITA VALLEY
DELWOOD ST	SANTA CLARITA VALLEY
DIVER ST	SANTA CLARITA VALLEY
DOEBAY DR	SANTA CLARITA VALLEY
DRIGGS CT	SANTA CLARITA VALLEY
DRY CANYON RD	SANTA CLARITA VALLEY
DRY WELL CIR	SANTA CLARITA VALLEY
DUMP RD	SANTA CLARITA VALLEY
E CANYON MTWY	SANTA CLARITA VALLEY
EASTERN AV	SANTA CLARITA VALLEY
ECHILMAN AL	SANTA CLARITA VALLEY
EDISON RD	SANTA CLARITA VALLEY
ELM LN	SANTA CLARITA VALLEY
ELSMERE CANYON MTWY	SANTA CLARITA VALLEY
ELVIRA RD	SANTA CLARITA VALLEY
ENGINEERS ST	SANTA CLARITA VALLEY
ESCONDIDO CANYON RD	SANTA CLARITA VALLEY
ESGUERRA RD	SANTA CLARITA VALLEY
EUCLID AV	SANTA CLARITA VALLEY

Street Name	Community Name
CALLE EL BARANCO	ANTELOPE VALLEY
CALLE EL BOSQUE	ANTELOPE VALLEY
CALLE EL CAPITAN	ANTELOPE VALLEY
CALLE EL CLAVELITO	ANTELOPE VALLEY
CALLE EL FUENTE	ANTELOPE VALLEY
CALLE EL JARDIN	ANTELOPE VALLEY
CALLE EL JORNADO	ANTELOPE VALLEY
CALLE EL MONTE	ANTELOPE VALLEY
CALLE EL PARADO	ANTELOPE VALLEY
CALLE ESCONDIDO	ANTELOPE VALLEY
CALLE ESSENCIAL	ANTELOPE VALLEY
CALLE HERMOSA	ANTELOPE VALLEY
CALLE LA PASTURA	ANTELOPE VALLEY
CALLE LAGUNA	ANTELOPE VALLEY
CALLE LAS DOS HUERFANAS	ANTELOPE VALLEY
CALLE LLANO	ANTELOPE VALLEY
CALLE LOMA	ANTELOPE VALLEY
CALLE LOMITA	ANTELOPE VALLEY
CALLE LOS ELEGANTES	ANTELOPE VALLEY
CALLE LOS HIDALGOS	ANTELOPE VALLEY
CALLE MALEZA	ANTELOPE VALLEY
CALLE MANZANITA	ANTELOPE VALLEY
CALLE MONTANA	ANTELOPE VALLEY
CALLE NARANJO	ANTELOPE VALLEY
CALLE OLIVERA	ANTELOPE VALLEY
CALLE PLANA	ANTELOPE VALLEY
CALLE POZO VERDE	ANTELOPE VALLEY
CALLE PRIMAVERA	ANTELOPE VALLEY
CALLE ROSALITO	ANTELOPE VALLEY
CALLE SAN LUIS POTOSI	ANTELOPE VALLEY
CALLE SIEMERIO	ANTELOPE VALLEY
CALLE SONRISO	ANTELOPE VALLEY
CALLE VERDAD	ANTELOPE VALLEY
CAMELLIA DR	ANTELOPE VALLEY
CAMINO RD	ANTELOPE VALLEY
CATTLE CREEK RD	ANTELOPE VALLEY
CHALLENGER WY	ANTELOPE VALLEY
CHALLENGER WY E	ANTELOPE VALLEY
CHANTADA AV	ANTELOPE VALLEY
CHERRY TREE LN	ANTELOPE VALLEY
CHESEBORO RD	ANTELOPE VALLEY
CLANFIELD ST	ANTELOPE VALLEY
CLIFFEDGE DR	ANTELOPE VALLEY
COLCORD AV	ANTELOPE VALLEY
COLUMBIA CT	ANTELOPE VALLEY
CONESTOGA DR	ANTELOPE VALLEY
COPCO AV	ANTELOPE VALLEY
CORRADI TER	ANTELOPE VALLEY
CORVALLIS PL	ANTELOPE VALLEY
CORY AV	ANTELOPE VALLEY
COTTONWOOD AV	ANTELOPE VALLEY
COUNTRY WY	ANTELOPE VALLEY
CROWN VALLEY RD	ANTELOPE VALLEY
DEESWOOD DR	ANTELOPE VALLEY
DEVERE CT	ANTELOPE VALLEY
DEVILS CHAIR TR	ANTELOPE VALLEY
DIVISION ST	ANTELOPE VALLEY

Street Name	Community Name
EVANS CT	SANTA CLARITA VALLEY
EVENINGSIDE DR	SANTA CLARITA VALLEY
FAHREN LN	SANTA CLARITA VALLEY
FANTASTIC LN	SANTA CLARITA VALLEY
FARMER JOHN LATERAL	SANTA CLARITA VALLEY
FERGUSON DR	SANTA CLARITA VALLEY
FITCH AV	SANTA CLARITA VALLEY
FORREST ST	SANTA CLARITA VALLEY
FOX RUN CIR	SANTA CLARITA VALLEY
GALLOPING CT	SANTA CLARITA VALLEY
GALTON RD	SANTA CLARITA VALLEY
GASPE ST	SANTA CLARITA VALLEY
GILMOUR ST	SANTA CLARITA VALLEY
GLADBROOK CT	SANTA CLARITA VALLEY
GOLD HILL DR	SANTA CLARITA VALLEY
GOLDEN STATE FRWY	SANTA CLARITA VALLEY
GOLDEN STATE HWY	SANTA CLARITA VALLEY
GREENSBRIERS DR	SANTA CLARITA VALLEY
HANCOCK PKWY	SANTA CLARITA VALLEY
HANKINS RD	SANTA CLARITA VALLEY
HARDING AV	SANTA CLARITA VALLEY
HASLEY CANYON RD	SANTA CLARITA VALLEY
HAWKSET ST	SANTA CLARITA VALLEY
HAYES CT	SANTA CLARITA VALLEY
HAYFORK RD	SANTA CLARITA VALLEY
HENRY MAYO DR	SANTA CLARITA VALLEY
HIERBA RD	SANTA CLARITA VALLEY
HILL ST	SANTA CLARITA VALLEY
HIPSHOT DR	SANTA CLARITA VALLEY
HOWARD LN	SANTA CLARITA VALLEY
HUNTER LN	SANTA CLARITA VALLEY
ILENE RD	SANTA CLARITA VALLEY
JACKSON ST	SANTA CLARITA VALLEY
JAKES WY	SANTA CLARITA VALLEY
JOHNNIE DR	SANTA CLARITA VALLEY
JOHNNIE RD	SANTA CLARITA VALLEY
JOHNSON AV	SANTA CLARITA VALLEY
JOHNSON RD	SANTA CLARITA VALLEY
KARENA AV	SANTA CLARITA VALLEY
KENINGSTON RD	SANTA CLARITA VALLEY
LA VEDA AV	SANTA CLARITA VALLEY
LADY LINDA LN	SANTA CLARITA VALLEY
LAKEHILLS RD	SANTA CLARITA VALLEY
LANDGARD RD	SANTA CLARITA VALLEY
LANG STATION RD	SANTA CLARITA VALLEY
LAVERY CANYON RD	SANTA CLARITA VALLEY
LENNY ST	SANTA CLARITA VALLEY
LINCOLN AV	SANTA CLARITA VALLEY
LINCOLN WY	SANTA CLARITA VALLEY
LISA ST	SANTA CLARITA VALLEY
LIVE OAK RD	SANTA CLARITA VALLEY
LONEOAK CT	SANTA CLARITA VALLEY
LORJEN RD	SANTA CLARITA VALLEY
LOS ANGELES CITY W&P RD	SANTA CLARITA VALLEY
LOST CANYON DR	SANTA CLARITA VALLEY
LOST CREEK RD	SANTA CLARITA VALLEY
LOUIS AV	SANTA CLARITA VALLEY

Street Name	Community Name
DRYLAKE DR	ANTELOPE VALLEY
DUNFORD AV	ANTELOPE VALLEY
E 127TH ST E	ANTELOPE VALLEY
E AVENUE D	ANTELOPE VALLEY
E AVENUE D-12	ANTELOPE VALLEY
E AVENUE D-14	ANTELOPE VALLEY
E AVENUE D-2	ANTELOPE VALLEY
E AVENUE D-4	ANTELOPE VALLEY
E AVENUE D-8	ANTELOPE VALLEY
E AVENUE E	ANTELOPE VALLEY
E AVENUE E-10	ANTELOPE VALLEY
E AVENUE E-12	ANTELOPE VALLEY
E AVENUE E-4	ANTELOPE VALLEY
E AVENUE E-6	ANTELOPE VALLEY
E AVENUE E-8	ANTELOPE VALLEY
E AVENUE F	ANTELOPE VALLEY
E AVENUE F-10	ANTELOPE VALLEY
E AVENUE F-12	ANTELOPE VALLEY
E AVENUE F-4	ANTELOPE VALLEY
E AVENUE F-8	ANTELOPE VALLEY
E AVENUE G	ANTELOPE VALLEY
E AVENUE G-10	ANTELOPE VALLEY
E AVENUE G-12	ANTELOPE VALLEY
E AVENUE G-14	ANTELOPE VALLEY
E AVENUE G-4	ANTELOPE VALLEY
E AVENUE G-8	ANTELOPE VALLEY
E AVENUE H	ANTELOPE VALLEY
E AVENUE H-10	ANTELOPE VALLEY
E AVENUE H-12	ANTELOPE VALLEY
E AVENUE H-14	ANTELOPE VALLEY
E AVENUE H-3	ANTELOPE VALLEY
E AVENUE H-4	ANTELOPE VALLEY
E AVENUE H-5	ANTELOPE VALLEY
E AVENUE H-8	ANTELOPE VALLEY
E AVENUE I	ANTELOPE VALLEY
E AVENUE I-12	ANTELOPE VALLEY
E AVENUE J	ANTELOPE VALLEY
E AVENUE J-12	ANTELOPE VALLEY
E AVENUE J-13	ANTELOPE VALLEY
E AVENUE J-14	ANTELOPE VALLEY
E AVENUE J-4	ANTELOPE VALLEY
E AVENUE J-8	ANTELOPE VALLEY
E AVENUE K	ANTELOPE VALLEY
E AVENUE K-10	ANTELOPE VALLEY
E AVENUE K-11	ANTELOPE VALLEY
E AVENUE K-12	ANTELOPE VALLEY
E AVENUE K-13	ANTELOPE VALLEY
E AVENUE K-14	ANTELOPE VALLEY
E AVENUE K-3	ANTELOPE VALLEY
E AVENUE K-4	ANTELOPE VALLEY
E AVENUE K-5	ANTELOPE VALLEY
E AVENUE K-6	ANTELOPE VALLEY
E AVENUE K-8	ANTELOPE VALLEY
E AVENUE L	ANTELOPE VALLEY
E AVENUE L-12	ANTELOPE VALLEY
E AVENUE L-4	ANTELOPE VALLEY
E AVENUE L-8	ANTELOPE VALLEY

Street Name	Community Name
LUZON DR	SANTA CLARITA VALLEY
LYONS RANCH RD	SANTA CLARITA VALLEY
MADISON ST	SANTA CLARITA VALLEY
MADISON WY	SANTA CLARITA VALLEY
MADLOY ST	SANTA CLARITA VALLEY
MAGIC VIEW PL	SANTA CLARITA VALLEY
MARVIN AV	SANTA CLARITA VALLEY
MAXIMUM RD	SANTA CLARITA VALLEY
MCKEON CT	SANTA CLARITA VALLEY
MCKINLEY CT	SANTA CLARITA VALLEY
MEADSTONE RD	SANTA CLARITA VALLEY
MINT CANYON RD	SANTA CLARITA VALLEY
MONROE ST	SANTA CLARITA VALLEY
MORNINGSIDE DR	SANTA CLARITA VALLEY
MOTOR ST	SANTA CLARITA VALLEY
MOUNTAIN PARK RD	SANTA CLARITA VALLEY
N GATE RD	SANTA CLARITA VALLEY
NARES DR	SANTA CLARITA VALLEY
NEURASCHEL ST	SANTA CLARITA VALLEY
NICHOLS LN	SANTA CLARITA VALLEY
NORLAND RD	SANTA CLARITA VALLEY
OAK BLUFF RD	SANTA CLARITA VALLEY
OAK ST	SANTA CLARITA VALLEY
OAK VALLEY RD	SANTA CLARITA VALLEY
OAKHORN AV	SANTA CLARITA VALLEY
OAKWELL RD	SANTA CLARITA VALLEY
OLD MINT CANYON RD	SANTA CLARITA VALLEY
ORCHARD ST	SANTA CLARITA VALLEY
ORRIN RD	SANTA CLARITA VALLEY
PARADISE RD	SANTA CLARITA VALLEY
PARKER AV	SANTA CLARITA VALLEY
PARKER RD	SANTA CLARITA VALLEY
PLUM CANYON FIRE RD	SANTA CLARITA VALLEY
POTRERO CANYON RD	SANTA CLARITA VALLEY
POWERHOUSE LATERAL	SANTA CLARITA VALLEY
QUAIL OAKS DR	SANTA CLARITA VALLEY
QUAIL TR	SANTA CLARITA VALLEY
QUAIL VALLEY RD	SANTA CLARITA VALLEY
QUINN DR	SANTA CLARITA VALLEY
REFINERY RD	SANTA CLARITA VALLEY
REMINGTON RD	SANTA CLARITA VALLEY
RIDGE ROUTE RD	SANTA CLARITA VALLEY
RILEY ST	SANTA CLARITA VALLEY
RIVERVIEW RD	SANTA CLARITA VALLEY
ROAD RUNNER RD	SANTA CLARITA VALLEY
ROCKING HORSE RD	SANTA CLARITA VALLEY
ROGUE WY	SANTA CLARITA VALLEY
ROLLING HILLS AV	SANTA CLARITA VALLEY
ROMERO CANYON RD	SANTA CLARITA VALLEY
ROWHER CANYON RD	SANTA CLARITA VALLEY
ROZICH RD	SANTA CLARITA VALLEY
RUPERT LN	SANTA CLARITA VALLEY
RUSH CANYON RD	SANTA CLARITA VALLEY
RYAN LN	SANTA CLARITA VALLEY
SAGECREST CIR	SANTA CLARITA VALLEY
SAINT LAWRENCE ST	SANTA CLARITA VALLEY
SALT CANYON RD	SANTA CLARITA VALLEY

Street Name	Community Name
E AVENUE M	ANTELOPE VALLEY
E AVENUE M-12	ANTELOPE VALLEY
E AVENUE M-4	ANTELOPE VALLEY
E AVENUE M-6	ANTELOPE VALLEY
E AVENUE M-8	ANTELOPE VALLEY
E AVENUE N	ANTELOPE VALLEY
E AVENUE N-12	ANTELOPE VALLEY
E AVENUE N-4	ANTELOPE VALLEY
E AVENUE N-8	ANTELOPE VALLEY
E AVENUE O	ANTELOPE VALLEY
E AVENUE O-8	ANTELOPE VALLEY
E AVENUE P	ANTELOPE VALLEY
E AVENUE P-12	ANTELOPE VALLEY
E AVENUE P-8	ANTELOPE VALLEY
E AVENUE Q	ANTELOPE VALLEY
E AVENUE Q-10	ANTELOPE VALLEY
E AVENUE Q-12	ANTELOPE VALLEY
E AVENUE Q-14	ANTELOPE VALLEY
E AVENUE Q-4	ANTELOPE VALLEY
E AVENUE Q-6	ANTELOPE VALLEY
E AVENUE R	ANTELOPE VALLEY
E AVENUE R 14	ANTELOPE VALLEY
E AVENUE R-02	ANTELOPE VALLEY
E AVENUE R-10	ANTELOPE VALLEY
E AVENUE R-11	ANTELOPE VALLEY
E AVENUE R-12	ANTELOPE VALLEY
E AVENUE R-14	ANTELOPE VALLEY
E AVENUE R-2	ANTELOPE VALLEY
E AVENUE R4	ANTELOPE VALLEY
E AVENUE R-4	ANTELOPE VALLEY
E AVENUE R-6	ANTELOPE VALLEY
E AVENUE R-8	ANTELOPE VALLEY
E AVENUE S	ANTELOPE VALLEY
E AVENUE S-10	ANTELOPE VALLEY
E AVENUE S-11	ANTELOPE VALLEY
E AVENUE S-12	ANTELOPE VALLEY
E AVENUE S-14	ANTELOPE VALLEY
E AVENUE S-2	ANTELOPE VALLEY
E AVENUE S-4	ANTELOPE VALLEY
E AVENUE S-6	ANTELOPE VALLEY
E AVENUE S-8	ANTELOPE VALLEY
E AVENUE T	ANTELOPE VALLEY
E AVENUE T-10	ANTELOPE VALLEY
E AVENUE T-12	ANTELOPE VALLEY
E AVENUE T-14	ANTELOPE VALLEY
E AVENUE T-2	ANTELOPE VALLEY
E AVENUE T-4	ANTELOPE VALLEY
E AVENUE T-6	ANTELOPE VALLEY
E AVENUE T-7	ANTELOPE VALLEY
E AVENUE T-8	ANTELOPE VALLEY
E AVENUE U	ANTELOPE VALLEY
E AVENUE U-10	ANTELOPE VALLEY
E AVENUE U-12	ANTELOPE VALLEY
E AVENUE U-4	ANTELOPE VALLEY
E AVENUE U-5	ANTELOPE VALLEY
E AVENUE U-8	ANTELOPE VALLEY
E AVENUE V	ANTELOPE VALLEY

Street Name	Community Name
SALT CREEK RD	SANTA CLARITA VALLEY
SAN FRANCISQUITO CANYON RD	SANTA CLARITA VALLEY
SAN MARTINEZ GRANDE CYN RD	SANTA CLARITA VALLEY
SAN MARTINEZ RD	SANTA CLARITA VALLEY
SAND CANYON RD	SANTA CLARITA VALLEY
SANDY DR	SANTA CLARITA VALLEY
SANTA CLARA RIVER TR	SANTA CLARITA VALLEY
SAUGUS VENTURA	SANTA CLARITA VALLEY
SCHAEFER RD	SANTA CLARITA VALLEY
SHADOW VALLEY LN	SANTA CLARITA VALLEY
SHARP RD	SANTA CLARITA VALLEY
SHERIDAN RD	SANTA CLARITA VALLEY
SIERRA HWY	SANTA CLARITA VALLEY
SIERRA VALLEJO RD	SANTA CLARITA VALLEY
SILVER CANYON AV	SANTA CLARITA VALLEY
SLEEPY CREEK LN	SANTA CLARITA VALLEY
SLOAN CANYON RD	SANTA CLARITA VALLEY
SOLEDAD CANYON RD	SANTA CLARITA VALLEY
SPRING CANYON RD	SANTA CLARITA VALLEY
STATOR RD	SANTA CLARITA VALLEY
STEELE AV	SANTA CLARITA VALLEY
STEVENSON RANCH PKWY	SANTA CLARITA VALLEY
STEWART RD	SANTA CLARITA VALLEY
STONE CREEK RD	SANTA CLARITA VALLEY
STORAGE RD	SANTA CLARITA VALLEY
SULTUS ST	SANTA CLARITA VALLEY
SUNNY BROOK LN	SANTA CLARITA VALLEY
SUNSET CREEK	SANTA CLARITA VALLEY
TAFT CT	SANTA CLARITA VALLEY
TAPIA CANYON RD	SANTA CLARITA VALLEY
TAYLOR ST	SANTA CLARITA VALLEY
TELEPHONE RD	SANTA CLARITA VALLEY
TEXAS CANYON RD	SANTA CLARITA VALLEY
THE OLD DIRT RD	SANTA CLARITA VALLEY
THE OLD RD	SANTA CLARITA VALLEY
TOBIAH PL	SANTA CLARITA VALLEY
TOWSLEY CANYON RD	SANTA CLARITA VALLEY
TRIUMPH AV	SANTA CLARITA VALLEY
TROTTERS LN	SANTA CLARITA VALLEY
UP RR	SANTA CLARITA VALLEY
VACA AV	SANTA CLARITA VALLEY
VADITO PL	SANTA CLARITA VALLEY
VAL VERDE RD	SANTA CLARITA VALLEY
VALLEY RANCH RD	SANTA CLARITA VALLEY
VASQUEZ CANYON RD	SANTA CLARITA VALLEY
VASQUEZ CANYON TKTR	SANTA CLARITA VALLEY
VASQUEZ WY	SANTA CLARITA VALLEY
VERDALE AV	SANTA CLARITA VALLEY
VIEW PL	SANTA CLARITA VALLEY
VIOLIN CANYON RD	SANTA CLARITA VALLEY
W PARKER RD	SANTA CLARITA VALLEY
WALNUT ORCHARD RD	SANTA CLARITA VALLEY
WATERMAN MTWY	SANTA CLARITA VALLEY
WATERMAN RD	SANTA CLARITA VALLEY
WAYSIDE LATERAL	SANTA CLARITA VALLEY
WESLEY WY	SANTA CLARITA VALLEY
WHITE FOX LN	SANTA CLARITA VALLEY

Street Name	Community Name
E AVENUE V-10	ANTELOPE VALLEY
E AVENUE V-12	ANTELOPE VALLEY
E AVENUE V-14	ANTELOPE VALLEY
E AVENUE V-2	ANTELOPE VALLEY
E AVENUE V-4	ANTELOPE VALLEY
E AVENUE V-6	ANTELOPE VALLEY
E AVENUE V-8	ANTELOPE VALLEY
E AVENUE V-9	ANTELOPE VALLEY
E AVENUE W	ANTELOPE VALLEY
E AVENUE W-10	ANTELOPE VALLEY
E AVENUE W-11	ANTELOPE VALLEY
E AVENUE W-12	ANTELOPE VALLEY
E AVENUE W-14	ANTELOPE VALLEY
E AVENUE W-2	ANTELOPE VALLEY
E AVENUE W-4	ANTELOPE VALLEY
E AVENUE W-6	ANTELOPE VALLEY
E AVENUE W-8	ANTELOPE VALLEY
E AVENUE X	ANTELOPE VALLEY
E AVENUE Y	ANTELOPE VALLEY
E AVENUE Y-8	ANTELOPE VALLEY
E AVENUE Z	ANTELOPE VALLEY
E AVENUE Z-8	ANTELOPE VALLEY
E DEVERE CT	ANTELOPE VALLEY
E ELLSTREE DR	ANTELOPE VALLEY
E KETTERING ST	ANTELOPE VALLEY
E LAKESHORE DR	ANTELOPE VALLEY
E LANCASTER BLVD	ANTELOPE VALLEY
E LUMBER ST	ANTELOPE VALLEY
E NEWGROVE ST	ANTELOPE VALLEY
E NUGENT ST	ANTELOPE VALLEY
E PALMDALE BLVD	ANTELOPE VALLEY
E PILLSBURY ST	ANTELOPE VALLEY
EL DARA AV	ANTELOPE VALLEY
EL MERRIE DEL DR	ANTELOPE VALLEY
EL SASTRE RD	ANTELOPE VALLEY
ELENA PL	ANTELOPE VALLEY
ELIZABETH LAKE RD	ANTELOPE VALLEY
ELLSTREE DR	ANTELOPE VALLEY
ENCANTO WY	ANTELOPE VALLEY
ENSENADA RD	ANTELOPE VALLEY
EQUESTRIAN WY	ANTELOPE VALLEY
ESCONDIDO CANYON RD	ANTELOPE VALLEY
EWEN AV	ANTELOPE VALLEY
FAIRMONT NEENACH RD	ANTELOPE VALLEY
FINCASTLE ST	ANTELOPE VALLEY
FORESTON DR	ANTELOPE VALLEY
FORT TEJON RD	ANTELOPE VALLEY
GEYER WY	ANTELOPE VALLEY
GHOST MINE RD	ANTELOPE VALLEY
GILLESPIE AV	ANTELOPE VALLEY
GILLESPIE ST	ANTELOPE VALLEY
GLACIER PL	ANTELOPE VALLEY
GLENREST RD	ANTELOPE VALLEY
GOLDEN STATE FRWY	ANTELOPE VALLEY
GOLDEN STATE HWY	ANTELOPE VALLEY
GORMAN POST RD	ANTELOPE VALLEY
GORMAN SCHOOL RD	ANTELOPE VALLEY

Street Name	Community Name
WHITES CANYON RD	SANTA CLARITA VALLEY
WILEY CANYON RD	SANTA CLARITA VALLEY
WILLOW SPRING GULCH	SANTA CLARITA VALLEY
WOODFALL RD	SANTA CLARITA VALLEY
WRIGHT RD	SANTA CLARITA VALLEY
WYSE RD	SANTA CLARITA VALLEY
YOUNGS CANYON RD	SANTA CLARITA VALLEY
YUCCA HILLS RD	SANTA CLARITA VALLEY
CALETA RD	SANTA MONICA MOUNTAINS NORTH AREA
CAMINO TRANQUIL	SANTA MONICA MOUNTAINS NORTH AREA
CHEESEBORO CANYON RD	SANTA MONICA MOUNTAINS NORTH AREA
CHEESEBORO RD	SANTA MONICA MOUNTAINS NORTH AREA
CHENEY DR	SANTA MONICA MOUNTAINS NORTH AREA
CHESEBRO RD	SANTA MONICA MOUNTAINS NORTH AREA
CORNELL RD	SANTA MONICA MOUNTAINS NORTH AREA
COUNTRYSIDE DR	SANTA MONICA MOUNTAINS NORTH AREA
CRAGS DR	SANTA MONICA MOUNTAINS NORTH AREA
E LAKESHORE DR	SANTA MONICA MOUNTAINS NORTH AREA
ENTRADO DR	SANTA MONICA MOUNTAINS NORTH AREA
EUCALYPTUS LN	SANTA MONICA MOUNTAINS NORTH AREA
FRENCH CT	SANTA MONICA MOUNTAINS NORTH AREA
HAPPY TR	SANTA MONICA MOUNTAINS NORTH AREA
HURON	SANTA MONICA MOUNTAINS NORTH AREA
IMPERIAL TR	SANTA MONICA MOUNTAINS NORTH AREA
JANDO DR	SANTA MONICA MOUNTAINS NORTH AREA
KANAN RD	SANTA MONICA MOUNTAINS NORTH AREA
KELLER RD	SANTA MONICA MOUNTAINS NORTH AREA
LAGUNA CIRCLE DR	SANTA MONICA MOUNTAINS NORTH AREA
LAKE VISTA DR	SANTA MONICA MOUNTAINS NORTH AREA
LAKESHORE DR	SANTA MONICA MOUNTAINS NORTH AREA
LIBERTY CANYON RD	SANTA MONICA MOUNTAINS NORTH AREA
LIBERTY LN	SANTA MONICA MOUNTAINS NORTH AREA
LOBO CANYON RD	SANTA MONICA MOUNTAINS NORTH AREA
LOBO VISTA RD	SANTA MONICA MOUNTAINS NORTH AREA
MALIBU RANCHO RD	SANTA MONICA MOUNTAINS NORTH AREA
MEDEA MESA RD	SANTA MONICA MOUNTAINS NORTH AREA
MOHAWK	SANTA MONICA MOUNTAINS NORTH AREA
MULHOLLAND HWY	SANTA MONICA MOUNTAINS NORTH AREA
N TOPANGA CANYON BLVD	SANTA MONICA MOUNTAINS NORTH AREA
NUEZ WY	SANTA MONICA MOUNTAINS NORTH AREA
OAK DR	SANTA MONICA MOUNTAINS NORTH AREA
OAKFIELD RD	SANTA MONICA MOUNTAINS NORTH AREA
OLD OAK RD	SANTA MONICA MOUNTAINS NORTH AREA
OLD TOPANGA CANYON RD	SANTA MONICA MOUNTAINS NORTH AREA
OZARK WK	SANTA MONICA MOUNTAINS NORTH AREA
PAIUTE DR	SANTA MONICA MOUNTAINS NORTH AREA
PARAMOUNT RANCH RD	SANTA MONICA MOUNTAINS NORTH AREA
ROUND MEADOW RD	SANTA MONICA MOUNTAINS NORTH AREA
S LAKESHORE DR	SANTA MONICA MOUNTAINS NORTH AREA
SEMINOLE DR	SANTA MONICA MOUNTAINS NORTH AREA
SHILOH RANCH RD	SANTA MONICA MOUNTAINS NORTH AREA
SIERRA CREEK RD	SANTA MONICA MOUNTAINS NORTH AREA
SILVER CREEK RD	SANTA MONICA MOUNTAINS NORTH AREA
SIMES LN	SANTA MONICA MOUNTAINS NORTH AREA
SIoux	SANTA MONICA MOUNTAINS NORTH AREA
STOKES CANYON RD	SANTA MONICA MOUNTAINS NORTH AREA
SYCAMORE DR	SANTA MONICA MOUNTAINS NORTH AREA

Street Name	Community Name
GRAPHIC AV	ANTELOPE VALLEY
GREYDALE AV	ANTELOPE VALLEY
GURRIER AV	ANTELOPE VALLEY
HAMPEL AV	ANTELOPE VALLEY
HARBAT RD	ANTELOPE VALLEY
HEFFNER RD	ANTELOPE VALLEY
HIGHROCK DR	ANTELOPE VALLEY
HILLSIDE DR	ANTELOPE VALLEY
HUNGRY VALLEY RD	ANTELOPE VALLEY
ILLINOIS ST	ANTELOPE VALLEY
IMPULSE DR	ANTELOPE VALLEY
INDIANA ST	ANTELOPE VALLEY
JACKSON AV	ANTELOPE VALLEY
JESUS CANYON RD	ANTELOPE VALLEY
JUNIPER VALLEY RD	ANTELOPE VALLEY
KAGEL CANYON RD	ANTELOPE VALLEY
KELLOGG VALLEY RD	ANTELOPE VALLEY
KENTUCKY SPRINGS RD	ANTELOPE VALLEY
KETTERING ST	ANTELOPE VALLEY
KLAMATH LN	ANTELOPE VALLEY
LA PETITE	ANTELOPE VALLEY
LADERA WY	ANTELOPE VALLEY
LAKE HUGHES RD	ANTELOPE VALLEY
LAKEMEADOW DR	ANTELOPE VALLEY
LANCASTER BLVD	ANTELOPE VALLEY
LANCASTER RD	ANTELOPE VALLEY
LARGO VISTA RD	ANTELOPE VALLEY
LINCOLN AV	ANTELOPE VALLEY
LITTLE CEDAR WY	ANTELOPE VALLEY
LITTLE ROCK RD	ANTELOPE VALLEY
LITTLE ROCK WASH RD	ANTELOPE VALLEY
LITTLEROCK RANCHOS RD	ANTELOPE VALLEY
LONE OAK RD	ANTELOPE VALLEY
LONGVIEW RD	ANTELOPE VALLEY
LORI CT	ANTELOPE VALLEY
LOVEJOY AV	ANTELOPE VALLEY
MADISON AV	ANTELOPE VALLEY
MAJORCA DR	ANTELOPE VALLEY
MAMERS RD	ANTELOPE VALLEY
MANGAF ST	ANTELOPE VALLEY
MARBELLA ST	ANTELOPE VALLEY
MARYFIELD AV	ANTELOPE VALLEY
MAXWELL RD	ANTELOPE VALLEY
MAYTERN AV	ANTELOPE VALLEY
MESCAL CANYON MTWY	ANTELOPE VALLEY
MICHIGAN ST	ANTELOPE VALLEY
MOCCASIN PL	ANTELOPE VALLEY
MONROE AV	ANTELOPE VALLEY
MONTALLEGRO ST	ANTELOPE VALLEY
MOODY CANYON TKTR	ANTELOPE VALLEY
MOSSDALE AV	ANTELOPE VALLEY
MOUNT EMMA RD	ANTELOPE VALLEY
MUIR DR	ANTELOPE VALLEY
MUNZ RANCH RD	ANTELOPE VALLEY
MYRICK CANYON RD	ANTELOPE VALLEY
N BOUQUET CANYON RD	ANTELOPE VALLEY
NETHERDALE DR	ANTELOPE VALLEY

Street Name	Community Name
TERRACE LN	SANTA MONICA MOUNTAINS NORTH AREA
TRIUNFO CANYON RD	SANTA MONICA MOUNTAINS NORTH AREA
TROUTDALE DR	SANTA MONICA MOUNTAINS NORTH AREA
VALLEY DR	SANTA MONICA MOUNTAINS NORTH AREA
VENTURA FRWY	SANTA MONICA MOUNTAINS NORTH AREA
WAGON RD	SANTA MONICA MOUNTAINS NORTH AREA
WARING DR	SANTA MONICA MOUNTAINS NORTH AREA
WEST TR	SANTA MONICA MOUNTAINS NORTH AREA
ZUNIGA RD	SANTA MONICA MOUNTAINS NORTH AREA
TONNER CANYON RD	SOUTH DIAMOND BAR
TRAINING CENTER RD	SOUTH DIAMOND BAR
N LINCOLN AV	SOUTH SAN GABRIEL
SAN GABRIEL BLVD	SOUTH SAN GABRIEL
COTTONWOOD CIR	SOUTH SAN JOSE HILLS
E ELBERLAND ST	SOUTH SAN JOSE HILLS
E LA PUENTE RD	SOUTH SAN JOSE HILLS
E TEMPLE AV	SOUTH SAN JOSE HILLS
GEMINI ST	SOUTH SAN JOSE HILLS
HIGHCASTLE ST	SOUTH SAN JOSE HILLS
HOLLINGWORTH ST	SOUTH SAN JOSE HILLS
S GIANO AV	SOUTH SAN JOSE HILLS
SETOUS ST	SOUTH SAN JOSE HILLS
TEMPLE AV	SOUTH SAN JOSE HILLS
TRISH WY	SOUTH SAN JOSE HILLS
VALLEY VIEW AV	SOUTH SAN JOSE HILLS
VIA ESTRELUTA	SOUTH SAN JOSE HILLS
WELLFORD DR	SOUTH SAN JOSE HILLS
YORBITA RD	SOUTH SAN JOSE HILLS
CALMADA AV	SOUTH WHITTIER - SUNSHINE ACRES
JENKINS DR	SOUTH WHITTIER - SUNSHINE ACRES
LANETT AV	SOUTH WHITTIER - SUNSHINE ACRES
MYSTIC ST	SOUTH WHITTIER - SUNSHINE ACRES
PARKINSON AV	SOUTH WHITTIER - SUNSHINE ACRES
SCOTT AV	SOUTH WHITTIER - SUNSHINE ACRES
AMAR RD	VALINDA
BURTREE ST	VALINDA
DAWLEY AV	VALINDA
DORE ST	VALINDA
DUBESOR ST	VALINDA
E ALWOOD ST	VALINDA
E AMAR RD	VALINDA
E DOUBLEGROVE ST	VALINDA
E FLORENCE AV	VALINDA
E FRANCISQUITO AV	VALINDA
E MAPLEGROVE ST	VALINDA
FRANCISQUITO AV	VALINDA
GRAND VIEW LN	VALINDA
HOLTON ST	VALINDA
MAPLEGROVE ST	VALINDA
N AZUSA AV	VALINDA
OLIVE GROVE LN	VALINDA
S AZUSA AV	VALINDA
S FRANDALE AV	VALINDA
S HYACINTH AV	VALINDA
S PASS AND COVINA RD	VALINDA
S VALINDA AV	VALINDA
S WALNUT AV	VALINDA

Street Name	Community Name
NETTIE RD	ANTELOPE VALLEY
NEWVALE DR	ANTELOPE VALLEY
NICKELS AV	ANTELOPE VALLEY
NORTH TR	ANTELOPE VALLEY
NORVAL AV	ANTELOPE VALLEY
OHIO ST	ANTELOPE VALLEY
OLD SAN GABRIEL CANYON RD	ANTELOPE VALLEY
OLIVERA PL	ANTELOPE VALLEY
OLVERA PL	ANTELOPE VALLEY
OLYMPIA WY	ANTELOPE VALLEY
ORWIN	ANTELOPE VALLEY
PALMDALE-LLANO RD	ANTELOPE VALLEY
PANORAMA MTWY	ANTELOPE VALLEY
PARADISE DR	ANTELOPE VALLEY
PASTEL WK	ANTELOPE VALLEY
PEACE VALLEY RD	ANTELOPE VALLEY
PEARBLOSSOM HWY	ANTELOPE VALLEY
PEARL CT	ANTELOPE VALLEY
PEBBLE ST	ANTELOPE VALLEY
PINE CANYON RD	ANTELOPE VALLEY
PIONEER TR	ANTELOPE VALLEY
PLATZ RD	ANTELOPE VALLEY
PORTLAND LN	ANTELOPE VALLEY
POWERLINE RD	ANTELOPE VALLEY
PRETTY-O-RANCH RD	ANTELOPE VALLEY
PUGET WY	ANTELOPE VALLEY
PUZZLE CANYON RD	ANTELOPE VALLEY
PVT DR	ANTELOPE VALLEY
PVT RD	ANTELOPE VALLEY
PYRAMID LAKE RD	ANTELOPE VALLEY
QUARTZ HILL RD	ANTELOPE VALLEY
QUICK SILVER LN	ANTELOPE VALLEY
RANCH CLUB RD	ANTELOPE VALLEY
RANCHO WY	ANTELOPE VALLEY
RANIER PL	ANTELOPE VALLEY
RED GULCH RD	ANTELOPE VALLEY
RED ROVER MINE RD	ANTELOPE VALLEY
RINGSTEM AV	ANTELOPE VALLEY
ROBERTS RD	ANTELOPE VALLEY
ROCKYFORD RD	ANTELOPE VALLEY
ROGER RD	ANTELOPE VALLEY
ROMANO DR	ANTELOPE VALLEY
RUBY CT	ANTELOPE VALLEY
S PORTAL RD	ANTELOPE VALLEY
SACRAMENTO AV	ANTELOPE VALLEY
SAMOS ST	ANTELOPE VALLEY
SAN FRANCISQUITO CANYON RD	ANTELOPE VALLEY
SAN YSIDRO LN	ANTELOPE VALLEY
SANTIAGO RD	ANTELOPE VALLEY
SEARCHLIGHT RANCH RD	ANTELOPE VALLEY
SECLUSION PL	ANTELOPE VALLEY
SERENE AV	ANTELOPE VALLEY
SERVICE RD	ANTELOPE VALLEY
SHANNONDALE RD	ANTELOPE VALLEY
SHORELINE DR	ANTELOPE VALLEY
SIERRA HWY	ANTELOPE VALLEY
SMITH AV	ANTELOPE VALLEY

Street Name	Community Name
SEASON AV	VALINDA
SUMMER PL	VALINDA
VALINDA AV	VALINDA
VANDERWELL AV	VALINDA
WALNUT AV	VALINDA
WITZMAN DR	VALINDA
CAMERON AV	WALNUT ISLANDS
E ACRIDGE DR	WALNUT ISLANDS
E CAMERON AV	WALNUT ISLANDS
E GARVEY AV S	WALNUT ISLANDS
E SUNSET HILL DR	WALNUT ISLANDS
E TONI DR	WALNUT ISLANDS
HILLSIDE DR	WALNUT ISLANDS
N GRAND AV	WALNUT ISLANDS
NAVARO LN	WALNUT ISLANDS
S GRAND AV	WALNUT ISLANDS
SAN BERNARDINO FRWY	WALNUT ISLANDS
ASHBRIDGE DR	WEST CARSON
HAMILTON AV	WEST CARSON
HARBOR FRWY & TRANSIT WY	WEST CARSON
S VERMONT AV	WEST CARSON
SANDHURST LN	WEST CARSON
STONE COURT CIR	WEST CARSON
STONECLIFF LN	WEST CARSON
W BARON ST	WEST CARSON
W TORRANCE BLVD	WEST CARSON
S CENTINELA AV	WEST FOX HILLS
BARRYDALE ST	WEST PUENTE VALLEY
EVANWOOD AV	WEST PUENTE VALLEY
GLENSHAW DR	WEST PUENTE VALLEY
GREENBERRY DR	WEST PUENTE VALLEY
N SUNSET AV	WEST PUENTE VALLEY
ORANGE AV	WEST PUENTE VALLEY
TONOPAH AV	WEST PUENTE VALLEY
WILLOW AV	WEST PUENTE VALLEY
ABBOTSFORD RD	WEST WHITTIER - LOS NIETOS
AE/DANBY AV	WEST WHITTIER - LOS NIETOS
AE/GRETNA AV	WEST WHITTIER - LOS NIETOS
AE/NORWALK BL	WEST WHITTIER - LOS NIETOS
AE/PIONEER BL	WEST WHITTIER - LOS NIETOS
AEOLIAN ST	WEST WHITTIER - LOS NIETOS
ALBURTIS AV	WEST WHITTIER - LOS NIETOS
ALDRICH ST	WEST WHITTIER - LOS NIETOS
ALLERTON ST	WEST WHITTIER - LOS NIETOS
AN/WASHINGTON BL	WEST WHITTIER - LOS NIETOS
AS/HOLBROOK ST	WEST WHITTIER - LOS NIETOS
AS/WHITTIER BL	WEST WHITTIER - LOS NIETOS
AW/PIONEER BL	WEST WHITTIER - LOS NIETOS
BALFOUR ST	WEST WHITTIER - LOS NIETOS
BARTLEY AV	WEST WHITTIER - LOS NIETOS
BEL AIRE LN	WEST WHITTIER - LOS NIETOS
BENAVON ST	WEST WHITTIER - LOS NIETOS
BERNARDINO AV	WEST WHITTIER - LOS NIETOS
BEVERLY BLVD	WEST WHITTIER - LOS NIETOS
BEXLEY DR	WEST WHITTIER - LOS NIETOS
BRADHURST ST	WEST WHITTIER - LOS NIETOS
BRADWELL AV	WEST WHITTIER - LOS NIETOS

Street Name	Community Name
SMOKEY BEAR	ANTELOPE VALLEY
SNOWSHOE THOMPSON RD	ANTELOPE VALLEY
SOLEDAD CANYON RD	ANTELOPE VALLEY
SOLEDAD PASS RD	ANTELOPE VALLEY
SOUTH SHORE DR	ANTELOPE VALLEY
SPUNKY CANYON RD	ANTELOPE VALLEY
SYLVAN DR	ANTELOPE VALLEY
SYRACUSE AV	ANTELOPE VALLEY
TANEY ST	ANTELOPE VALLEY
THREE POINTS RD	ANTELOPE VALLEY
TINDALL AV	ANTELOPE VALLEY
TOMAHAWK PL	ANTELOPE VALLEY
TORTUGA ST	ANTELOPE VALLEY
TRADEPOST RD	ANTELOPE VALLEY
TRAIL 12	ANTELOPE VALLEY
TRAIL 3	ANTELOPE VALLEY
TRAIL A	ANTELOPE VALLEY
TRAIL B	ANTELOPE VALLEY
TRAIL F	ANTELOPE VALLEY
TRAIL G	ANTELOPE VALLEY
TRAIL H	ANTELOPE VALLEY
TRAIL K	ANTELOPE VALLEY
TRAIL L	ANTELOPE VALLEY
TRAIL N	ANTELOPE VALLEY
TRENMAR DR	ANTELOPE VALLEY
TUMBLEWEED RD	ANTELOPE VALLEY
UP RR	ANTELOPE VALLEY
VALLEY SAGE RD	ANTELOPE VALLEY
VALYERMO RD	ANTELOPE VALLEY
VANCOUVER LN	ANTELOPE VALLEY
VIA DE CABALLEROS	ANTELOPE VALLEY
VICTORIA LN	ANTELOPE VALLEY
VIENTOS DR	ANTELOPE VALLEY
W *****	ANTELOPE VALLEY
W ADDA DR	ANTELOPE VALLEY
W AVENUE A	ANTELOPE VALLEY
W AVENUE A-10	ANTELOPE VALLEY
W AVENUE A-12	ANTELOPE VALLEY
W AVENUE A-14	ANTELOPE VALLEY
W AVENUE A-2	ANTELOPE VALLEY
W AVENUE A-4	ANTELOPE VALLEY
W AVENUE A-6	ANTELOPE VALLEY
W AVENUE A-8	ANTELOPE VALLEY
W AVENUE B	ANTELOPE VALLEY
W AVENUE B 6	ANTELOPE VALLEY
W AVENUE B-10	ANTELOPE VALLEY
W AVENUE B-12	ANTELOPE VALLEY
W AVENUE B-14	ANTELOPE VALLEY
W AVENUE B-2	ANTELOPE VALLEY
W AVENUE B-4	ANTELOPE VALLEY
W AVENUE B-6	ANTELOPE VALLEY
W AVENUE B-8	ANTELOPE VALLEY
W AVENUE C	ANTELOPE VALLEY
W AVENUE C 6	ANTELOPE VALLEY
W AVENUE C-10	ANTELOPE VALLEY
W AVENUE C-12	ANTELOPE VALLEY
W AVENUE C-13	ANTELOPE VALLEY

Street Name	Community Name
BROADWAY	WEST WHITTIER - LOS NIETOS
BROADWAY AV	WEST WHITTIER - LOS NIETOS
BURKE ST	WEST WHITTIER - LOS NIETOS
CANDLEWOOD LN	WEST WHITTIER - LOS NIETOS
CASCADE CIR	WEST WHITTIER - LOS NIETOS
CHOISSER ST	WEST WHITTIER - LOS NIETOS
COOLHURST DR	WEST WHITTIER - LOS NIETOS
CULLY AV	WEST WHITTIER - LOS NIETOS
CYPRESS POINT DR	WEST WHITTIER - LOS NIETOS
DANBY AV	WEST WHITTIER - LOS NIETOS
DECOSTA AV	WEST WHITTIER - LOS NIETOS
DICKY ST	WEST WHITTIER - LOS NIETOS
DISNEY AV	WEST WHITTIER - LOS NIETOS
DONNYBROOK CIR	WEST WHITTIER - LOS NIETOS
DORLAND PL	WEST WHITTIER - LOS NIETOS
DUNLAP CROSSING RD	WEST WHITTIER - LOS NIETOS
EDUARDO ST	WEST WHITTIER - LOS NIETOS
EL DORADO LN	WEST WHITTIER - LOS NIETOS
ESPERANZA AV	WEST WHITTIER - LOS NIETOS
FLALLON AV	WEST WHITTIER - LOS NIETOS
FLAMINGO CIR	WEST WHITTIER - LOS NIETOS
FLORY ST	WEST WHITTIER - LOS NIETOS
GERDA CT	WEST WHITTIER - LOS NIETOS
GLENGARRY AV	WEST WHITTIER - LOS NIETOS
GODOY ST	WEST WHITTIER - LOS NIETOS
GRETNA AV	WEST WHITTIER - LOS NIETOS
GREYFORD ST	WEST WHITTIER - LOS NIETOS
HADLEY ST	WEST WHITTIER - LOS NIETOS
HAVENWOOD PL	WEST WHITTIER - LOS NIETOS
HILLCREST LN	WEST WHITTIER - LOS NIETOS
HOLBROOK ST	WEST WHITTIER - LOS NIETOS
INDIAN WELLS DR	WEST WHITTIER - LOS NIETOS
JUAREZ AV	WEST WHITTIER - LOS NIETOS
LINDENVALE RD	WEST WHITTIER - LOS NIETOS
LINS AV	WEST WHITTIER - LOS NIETOS
LOCH AVON AV	WEST WHITTIER - LOS NIETOS
LOCH AVON DR	WEST WHITTIER - LOS NIETOS
LOCH LOMOND DR	WEST WHITTIER - LOS NIETOS
LOCHINVAR ST	WEST WHITTIER - LOS NIETOS
LOCKHEED AV	WEST WHITTIER - LOS NIETOS
MCNEES AV	WEST WHITTIER - LOS NIETOS
MILLERGROVE DR	WEST WHITTIER - LOS NIETOS
MILNA AV	WEST WHITTIER - LOS NIETOS
MINES BLVD	WEST WHITTIER - LOS NIETOS
MORRILL AV	WEST WHITTIER - LOS NIETOS
NAN ST	WEST WHITTIER - LOS NIETOS
NOBLES AV	WEST WHITTIER - LOS NIETOS
NORWALK BLVD	WEST WHITTIER - LOS NIETOS
OBERON ST	WEST WHITTIER - LOS NIETOS
OBREGON ST	WEST WHITTIER - LOS NIETOS
ORCHARD AV	WEST WHITTIER - LOS NIETOS
PEBBLE BEACH DR	WEST WHITTIER - LOS NIETOS
PIONEER BLVD	WEST WHITTIER - LOS NIETOS
PLEASANT WY	WEST WHITTIER - LOS NIETOS
POINCIANA ST	WEST WHITTIER - LOS NIETOS
REDMAN AV	WEST WHITTIER - LOS NIETOS
REICHLING LN	WEST WHITTIER - LOS NIETOS

Street Name	Community Name
W AVENUE C-14	ANTELOPE VALLEY
W AVENUE C-15	ANTELOPE VALLEY
W AVENUE C-2	ANTELOPE VALLEY
W AVENUE C-3	ANTELOPE VALLEY
W AVENUE C-4	ANTELOPE VALLEY
W AVENUE C-5	ANTELOPE VALLEY
W AVENUE C-6	ANTELOPE VALLEY
W AVENUE C-8	ANTELOPE VALLEY
W AVENUE D	ANTELOPE VALLEY
W AVENUE D-12	ANTELOPE VALLEY
W AVENUE D-8	ANTELOPE VALLEY
W AVENUE E	ANTELOPE VALLEY
W AVENUE E 4	ANTELOPE VALLEY
W AVENUE E 8	ANTELOPE VALLEY
W AVENUE E-1	ANTELOPE VALLEY
W AVENUE E-1 PL	ANTELOPE VALLEY
W AVENUE E10	ANTELOPE VALLEY
W AVENUE E-11	ANTELOPE VALLEY
W AVENUE E12	ANTELOPE VALLEY
W AVENUE E-12	ANTELOPE VALLEY
W AVENUE E-13	ANTELOPE VALLEY
W AVENUE E14	ANTELOPE VALLEY
W AVENUE E-2	ANTELOPE VALLEY
W AVENUE E-3	ANTELOPE VALLEY
W AVENUE E-4	ANTELOPE VALLEY
W AVENUE E-5	ANTELOPE VALLEY
W AVENUE E-6	ANTELOPE VALLEY
W AVENUE E-7	ANTELOPE VALLEY
W AVENUE E-7 PL	ANTELOPE VALLEY
W AVENUE E-8	ANTELOPE VALLEY
W AVENUE F	ANTELOPE VALLEY
W AVENUE F-12	ANTELOPE VALLEY
W AVENUE F-4	ANTELOPE VALLEY
W AVENUE F-6	ANTELOPE VALLEY
W AVENUE F-7	ANTELOPE VALLEY
W AVENUE F-8	ANTELOPE VALLEY
W AVENUE G-12	ANTELOPE VALLEY
W AVENUE H	ANTELOPE VALLEY
W AVENUE I-12	ANTELOPE VALLEY
W AVENUE J	ANTELOPE VALLEY
W AVENUE K	ANTELOPE VALLEY
W AVENUE K 4	ANTELOPE VALLEY
W AVENUE K 8	ANTELOPE VALLEY
W AVENUE K10	ANTELOPE VALLEY
W AVENUE K12	ANTELOPE VALLEY
W AVENUE K-14	ANTELOPE VALLEY
W AVENUE L	ANTELOPE VALLEY
W AVENUE L 2	ANTELOPE VALLEY
W AVENUE L-10	ANTELOPE VALLEY
W AVENUE L-12	ANTELOPE VALLEY
W AVENUE L-13	ANTELOPE VALLEY
W AVENUE L-14	ANTELOPE VALLEY
W AVENUE L-3	ANTELOPE VALLEY
W AVENUE L-4	ANTELOPE VALLEY
W AVENUE L-6	ANTELOPE VALLEY
W AVENUE L-8	ANTELOPE VALLEY
W AVENUE M	ANTELOPE VALLEY

Street Name	Community Name
REXALL AV	WEST WHITTIER - LOS NIETOS
RIDGEVIEW LN	WEST WHITTIER - LOS NIETOS
RIVERA RD	WEST WHITTIER - LOS NIETOS
RIVIERA LN	WEST WHITTIER - LOS NIETOS
ROCKNE AV	WEST WHITTIER - LOS NIETOS
ROSE HEDGE DR	WEST WHITTIER - LOS NIETOS
SAL AV	WEST WHITTIER - LOS NIETOS
SAN GABRIEL RIVER FRWY	WEST WHITTIER - LOS NIETOS
SANGER AV	WEST WHITTIER - LOS NIETOS
SARAGOSA ST	WEST WHITTIER - LOS NIETOS
SHADYSIDE AV	WEST WHITTIER - LOS NIETOS
SHORT ST	WEST WHITTIER - LOS NIETOS
SKABO AV	WEST WHITTIER - LOS NIETOS
SLAUSON AV	WEST WHITTIER - LOS NIETOS
SOUTH HILLS DR	WEST WHITTIER - LOS NIETOS
SUMMERFIELD AV	WEST WHITTIER - LOS NIETOS
TAMARA LN	WEST WHITTIER - LOS NIETOS
THORNLAKE AV	WEST WHITTIER - LOS NIETOS
TORREY PINES DR	WEST WHITTIER - LOS NIETOS
TOWNLEY DR	WEST WHITTIER - LOS NIETOS
UP RR	WEST WHITTIER - LOS NIETOS
VANESSA CIR	WEST WHITTIER - LOS NIETOS
VERBECK ST	WEST WHITTIER - LOS NIETOS
VICKI DR	WEST WHITTIER - LOS NIETOS
WADDELL ST	WEST WHITTIER - LOS NIETOS
WADELL ST	WEST WHITTIER - LOS NIETOS
WAKEMAN ST	WEST WHITTIER - LOS NIETOS
WALNUT ST	WEST WHITTIER - LOS NIETOS
WASHINGTON BLVD	WEST WHITTIER - LOS NIETOS
WESTMAN AV	WEST WHITTIER - LOS NIETOS
WESTMAN ST	WEST WHITTIER - LOS NIETOS
WHEELOCK CIR	WEST WHITTIER - LOS NIETOS
WHEELOCK ST	WEST WHITTIER - LOS NIETOS
WHITTIER BLVD	WEST WHITTIER - LOS NIETOS
WINCHELL ST	WEST WHITTIER - LOS NIETOS
WOODHUE ST	WEST WHITTIER - LOS NIETOS
ROSEMEAD BLVD	WHITTIER NARROWS
SAN GABRIEL BLVD	WHITTIER NARROWS
AE/MONA BL	WILLOWBROOK
AS/130TH ST	WILLOWBROOK
AS/131ST ST	WILLOWBROOK
AS/132ND ST	WILLOWBROOK
AS/133RD ST	WILLOWBROOK
AS/134TH ST	WILLOWBROOK
AS/135TH ST	WILLOWBROOK
AW/ALAMEDA ST W	WILLOWBROOK
CULVER AV	WILLOWBROOK
E 130TH ST	WILLOWBROOK
E 131ST ST	WILLOWBROOK
E 132ND ST	WILLOWBROOK
E 133RD ST	WILLOWBROOK
E 134TH ST	WILLOWBROOK
E 135TH ST	WILLOWBROOK
E BLISS ST	WILLOWBROOK
E EL SEGUNDO BLVD	WILLOWBROOK
E HATCHWAY ST	WILLOWBROOK
E ORIS ST	WILLOWBROOK

Street Name	Community Name
W AVENUE M-10	ANTELOPE VALLEY
W AVENUE M-12	ANTELOPE VALLEY
W AVENUE M-2	ANTELOPE VALLEY
W AVENUE M-4	ANTELOPE VALLEY
W AVENUE M-6	ANTELOPE VALLEY
W AVENUE M-8	ANTELOPE VALLEY
W AVENUE N	ANTELOPE VALLEY
W AVENUE NEWGROVE ST	ANTELOPE VALLEY
W AVENUE V	ANTELOPE VALLEY
W CARSON MESA RD	ANTELOPE VALLEY
W JACKMAN ST	ANTELOPE VALLEY
W JUNIPER RIDGE LN	ANTELOPE VALLEY
W KETTERING ST	ANTELOPE VALLEY
W KILDARE ST	ANTELOPE VALLEY

Street Name	Community Name
E PINE ST	WILLOWBROOK
E PIRU ST	WILLOWBROOK
E STOCKWELL ST	WILLOWBROOK
METRO BLUE LINE & UP RR	WILLOWBROOK
N ALAMEDA ST	WILLOWBROOK
N LARGO ST	WILLOWBROOK
N MONA BLVD	WILLOWBROOK
N TAMARIND AV	WILLOWBROOK
N WILLOWBROOK AV	WILLOWBROOK
S ALAMEDA ST	WILLOWBROOK
S LARGO AV	WILLOWBROOK
S MONA BLVD	WILLOWBROOK
S PENROSE AV	WILLOWBROOK
S WILLOWBROOK AV	WILLOWBROOK
VESTA AV	WILLOWBROOK