

Blue Ribbon Committee

August 29, 2014

Committee Members

Harvey Holloway, Co- Chairman

James D. Vose, Co-Chairman

Wayne Argo

Karen Bryan

Kimberly Maevers

Forrest McElroy

Greg Medeiros

Vance Pomeroy

Regina Rossall

Johnny Zamrzla

Elected Officials

Senator

Steve Knight

Assemblyman

Steve Fox

Associations

BIA - Building Industry
Association
Los Angeles Ventura
Chapter

Greater Antelope
Valley Association of
REALTORS®

LA County Farm Bureau

Richard Bruckner, Director
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Comments to the Antelope Valley Area Plan Update - August 22, 2014 Draft

Dear Mr. Bruckner:

Attached is a red-lined document from the Blue Ribbon Committee (BRC) which shows changes we are suggesting to the language found in Chapters one through eight of the Antelope Valley Area Plan (AVAP) as updated on August 22, 2014. Several changes have been suggested to remove inconsistencies found throughout the document, as well as changes we believe are required to provide a good planning document for the Antelope Valley. We also take this opportunity to re-transmit the economic development intensities for each of the Economic Opportunity Areas, which was previously provided to the Department Regional Planning and we request be referenced in Chapter 6 (Economic Opportunity Element) and included as an Appendix to the AVAP. In general, we believe:

1. The normal subdivision process and project level environmental review will address site specific issues or concerns related to development within the Economic Opportunity Areas (EOA's). There is no need for the County to require the condition of a Community Plan over the EOA's, this seems redundant to this planning effort. We are not aware of any other area plan within the County in which such a requirement been mandated. As the EOA's are an integral part of the AVAP, providing a vital economic balancing component, we believe requiring additional planning of the EOA's to be inconsistent with goals stated in the plan introduction. The EOA's should be fully incorporated in the plan at the time of adoption.
2. We are in agreement with EOA's as depicted on the AVAP maps: we believe they have been placed in the right location at appropriate densities, as previously agreed. However, we believe your text has created uncertainties in the implementation of these areas. There should be no need for further planning; the purpose of this plan update is to plan for the next 20 years, it should not require a Plan Amendment for development in an identified EOA immediately following approval. We believe it is disingenuous to use the numbers generated from jobs and housing in the EOA's to satisfy requirements of the AVAP, if the EOA's are not truly incorporated in the plan upon approval.
3. Development in the EOA's should not be constrained. The EOA's were proposed to focus development in ecologically less significant areas while preserving both open space and greater value habitat



elsewhere. We strongly disagree with having Significant Ecological Area overlays placed in areas designated as EOA's. The intent of the EOA's is to provide a place where development will be directed. The addition of overlays in these areas will only restrict the development you state will be permissible in these areas.

In closing, other changes and corrections to text have been provided as red-lines in the enclosed document. We look forward to our meeting with Carl Nadela on September 3, 2014 to discuss our suggested changes to the AVAP document.

Sincerely,

Harvey Holloway, Co-Chair
Blue Ribbon Committee

ONE MAP EOA Summary

LUP		DRP-Job Factor
IO		3.30
IL		0.77
IH		0.76
MU-R		0.50
CM		0.41
CR		1.96

(D)	ECONOMIC OPPORTUNITY AREAS (EOA) - RESIDENTIAL						EOA TOTALS	
	WEST		CENTRAL		EAST		ACRES	UNITS
LUP	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS
RL20	1,357.98	68	4,310.00	215.50	20,749.95	1,037	26,477.93	1,321
RL10	656.85	66	16,988.40	1,699	21,424.99	2,142	39,070.24	3,907
RL5	262.63	53	0	0	2,435.66	487	2,698.31	540
RL2	1,170.71	585	12,107.62	6,054	5,804.25	2,802	19,082.58	9,541
RL1	1,057.41	1,057	1,252.08	1,252	4,821.17	4,821	7,130.66	7,131
H2	1.80	0	626.76	1,003	3,091.86	4,947	3,718.64	5,950
H5	4.00	0	1,342.85	5,371	48.73	195	8,894.72	27,579
H9	7.20	0	0	0	0	0	0	0
H18	14.40	0	0	0	22.04	317	22.04	317
MU-R	4.00	0	459.63	1,839	91.13	365	550.76	2,203
OS*		0	0	0	2,008.87	-	9,000.80	-
P		22.43	1,837.17	-	859.61	-	2,719.21	-
TOTALS	17,023.08	23,841	38,924.51	17,433	61,358.30	17,214	117,305.85	58,489

* OS includes the designations of Conservation, Bureau of Land Management, Parks & Recreation, Water

(F)	ECONOMIC OPPORTUNITY AREAS (EOA) - JOBS						EOA TOTALS			
	WEST		CENTRAL**		EAST***		ACRES	JOBS		
LUP	ACRES	SQ.FT.	BLDG.	SQ.FT.	JOBS	ACRES	SQ.FT.	BLDG.	SQ.FT.	JOBS
IL	1,117.90	48,695,724	24,347,862	16,781	0	821.67	35,791,945	17,895,973	13,690	52,333
IO	0	0	0	0	0	0	0	0	0	0
IH	0	0	0	0	0	659.06	28,708,654	14,354,327	3,077	4,577
MU-R	0	0	0	0	0	91.13	3,969,623	992,406	496	2,999
CR	264.68	11,529,461	2,882,365	5,648	1,603	658.9	28,614,564	7,153,641	14,021	21,273
TOTAL	1,382.58	60,225,185	27,230,227	22,430	1,603	2,228.76	97,084,786	40,396,346	31,285	81,183

**IL (83.28 and 45.45 acres) is capped at 300 jobs, total, due to water treatment plants

**IH (473.58 acres) is capped at 1,500 jobs due to adjacency to landfill and large quantity of IHIL. Five polygons of IL (519.56, 57.55, 203.86, 64.23, and 105.76 acres) capped at 1,500, 200, 300, 200, and 300 jobs due to existing uses and proximity to landfill.

***IH: One polygon (593.13 acres) is capped at 1,978 jobs due to existing mining activity.

August 29, 2014

Mr. Carl Nadela
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Comments Town & Country – Antelope Valley Plan Update –Version August 22, 2014

Dear Mr. Nadela,

The California Construction and Industrial Materials Association (CalcIMA) is a statewide trade association representing construction aggregate, ready-mix concrete and industrial materials producers in California. Our members supply the materials that build our state's infrastructure, including public roads, rail and water projects; helps build our homes, schools and hospitals; assists in growing crops and feeding livestock; and plays a key role in manufacturing wallboard, roofing shingles, paint, glass, low-energy light bulbs, and battery technology for electric cars and windmills.

CalcIMA appreciates the opportunity to submit the following comments regarding the Town & Country – Antelope Valley Plan Update –Version August 22, 2014, and looks forward to working with the County in the prudent protection of mineral resources.

We request that the Town & County Plan Goals and Policies regarding mineral resources be consistent with the Los Angeles County General Plan Goals and Policies regarding mineral resources. As you are aware, mineral resources are finite and having a local supply lessens the impact on the environment and provides local economic benefits.

We note that Policy COS 8:1 (quoted below) seems stagnant and does not provided for the inclusion of new mineral designated areas or zones when identified by the State of California.

Chapter 4 Conservation and Open Space Element II - Goals and Policies Natural Resources – Mineral Resources

“Policy COS 8:1: Allow new mineral resource extraction activities in only designated Mineral Resource Areas:”

This policy needs to comply with Public Resources Code 2762 (a) 1, which states “*programs such as the state’s mineral land classification project are updated with new and expanded information over time. The county is required to recognize data transmitted by the State Mining and Geology Board within the General Plan within 12 months of receipt.*”

CalcIMA
1029 J Street, Suite 420
Sacramento, CA 95814
Phone: 916 554-1000
Fax: 916 554-1042

Regional Office:
1077 E Pacific Coast Hwy, Ste 342
Seal Beach, CA 90740
Phone: 562 370-7129
Fax: 916 379-5742



CalCIMA suggest the following additional policies that are currently included as part of the county's overall general plan update be included in the mineral resources section of the Town & Country's Antelope Valley Plan.

Include the following from the Los Angeles General Plan:

- Policy C/NR 10.1: Protect MRZ-2's and access to MRZ-2s from development and discourage incompatible adjacent land uses.
- Policy C/NR 10.2: prior to permitting a use that would threaten the potential to extract minerals in an identified Mineral Resource Zone, the county shall prepare a statement specifying its reasons for permitting the proposed use, and shall forward a copy to the State Geologist and the board for review in accordance with Public Resources Code subsections 2762 and 2763 as applicable.
- Policy C/NR 10.3: Recognize newly identified MRZ-2s within 12 months of transmittal of information by State Mining and Geology Board.
- Policy C/NR 10.4: Work collaboratively with agencies to identify Mineral Resource Zones and to prioritize mineral land use classifications in regional efforts.
- Policy C/NR 10.5: Manage mineral resources in a manner that effectively plans for the access to, and the development and conservation of mineral resources for existing and future generations.

Please note that policies C/NR10.2 and C/NR 10.3 are obligations under state stature.

Thank you for the opportunity to submit comments on latest iteration of the Town & Country – Antelope Valley Area Plan Update. We appreciate your consideration of our comments and look forward to a productive and open dialogue on the revisions to over the next few months. Should you have any questions, please do not hesitate to contact me at (562) 370-7129.

Sincerely,

Angela Driscoll
Director, Local Government Affairs

cc: Susan Tae – Department of Regional Planning



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 27, 2011

TO: Supervisor Michael D. Antonovich, Mayor
Fifth Supervisorial District

Attention: Norm Hickling
Rosalind Wayman
Edel Vizcarra

FROM: Richard J. Bruckner
Director

**SUBJECT: CORRESPONDENCE FROM ROSIE HEFFLEY CONCERNING AGUA
DULCE COMMUNITY STANDARDS DISTRICT REVISION**

My staff has reviewed the concerns of Ms. Rosie Heffley and has responded directly to her with our findings. Attached is a copy of our response. I trust this meets with your approval.

RJB:lg

Attachment

ES



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 27, 2011

Rosie Heffley
7520 Escondido Canyon Road
Acton, CA 93510

Dear Ms. Heffley:

SUBJECT: AGUA DULCE COMMUNITY STANDARDS DISTRICT REVISION

I am in receipt of your letter regarding the draft Agua Dulce Community Standards District (CSD) revision, dated August 22, 2011, and in response to my letter to you dated August 4, 2011. Mayor Michael D. Antonovich has requested that the Department of Regional Planning (Department) respond to you directly, with a copy provided to his office.

Your letter requests that the Department contact the Acton Town Council (Town Council) and inform them of the procedure to change CSD boundaries and your letter states "if they could be assured a simple boundary change is just that, a boundary change and nothing more, I think they may be more perceptive to a boundary adjustment." Department staff has informed the Town Council of the procedure to change CSD boundaries and has informed them that a boundary change may be proposed without any other changes to the Acton CSD. Department staff has met with the Town Council on several occasions to discuss this issue and they remain unsupportive of any changes to the Acton CSD boundaries. Department staff is not proposing any changes to the Acton CSD boundaries.

Your letter also expresses your opposition to the Department's intent to move your property and other properties in the vicinity from the unincorporated Santa Clarita Valley planning area (which is covered by the proposed Santa Clarita Valley Area Plan Update, also known as One Valley One Vision) to the unincorporated Antelope Valley planning area (which is covered by the proposed Antelope Valley Area Plan Update, also known as Town & Country). When the Acton CSD boundary issue was first raised several years ago, it is my understanding that Department staff, the Acton Town Council, and the Agua Dulce Town Council agreed that the entirety of the Acton CSD should be located in the unincorporated Antelope Valley planning area. Therefore, Department staff intends to move your property, which is in the Acton CSD, to that area.

Rosie Heffley
September 27, 2011
Page 2

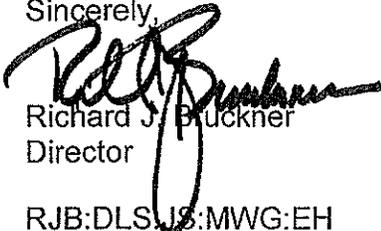
As noted in your letter, Map 1.1 (Planning Area Boundary) on the Town & Country Web Site does not reflect the planning area boundary adjustment, but Map 2.1 (Land Use Policy) does reflect the planning area boundary adjustment. Map 1.1 is an older map and will be revised accordingly. All of the materials on the Town & Country Web Site are in draft form and are subject to further revision as that project moves forward. As you may have noted, the proposed land use designation for your property is Rural Land 10 (RL10), which is the same land use designation proposed by One Valley One Vision.

Your property will remain in the unincorporated Santa Clarita Valley planning area until such time that Town & Country is adopted by the Board of Supervisors. I anticipate that public hearings regarding Town & Country will begin in 2012. You have been added to the contact list for that project and will be notified when public hearings are scheduled. The planning area boundary adjustment will not affect your ability to vote in Agua Dulce Town Council elections, provided that the Agua Dulce Town Council continues to allow you to do so.

Your concerns have been noted and your letter, as well as your previous letter, will be included in our transmittal to the Regional Planning Commission (RPC) prior to its public hearing regarding the Agua Dulce CSD revision. You may attend the public hearing in order to directly present your concerns to the RPC. You will be notified when that public hearing is scheduled.

I trust that this information is useful to you. If you have any questions, please contact Emma Howard at ehoward@planning.lacounty.gov or (213) 974-6476 between 7:30 a.m. and 5:30 p.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,



Richard J. Bruckner
Director

RJB:DLS JS:MWG:EH

c: Norm Hickling, Office of Mayor Michael D. Antonovich
Rosalind Wayman, Office of Mayor Michael D. Antonovich
Edel Vizcarra, Office of Mayor Michael D. Antonovich
Michael Hughes, President, Acton Town Council
Don Henry, President, Agua Dulce Town Council

Marvin J. McKinnon
42402 10th Street West, Suite J
Lancaster CA 93534

September 10, 2014

Mr. Carl Vincent C. Nadela, AICP
Community Studies North
County of Los Angeles
Department of Regional Planning

RE: APN 3150-019-039, NW Corner of Lancaster Boulevard & 50th Street East. Owner Anne Wynn

Dear Mr. Carl Vincent C. Nadela, AICP,

This letter is to request that you reconsider the Zoning/Land Use for the above parcel under the Town and Country Antelope Valley Area Plan which you are working on today.

You currently show this parcel with a proposed zoning of A-2-5 and a Land Use of Rural 1 unit per 10 acres. I would like to respectfully request that you consider that the better zoning for this parcel for its future Highest and Best use would be Commercial for the following reasons:

- 1) The property is a square 9+/- acre parcel located at the intersection of two major/primary streets, namely Lancaster Boulevard and 50th St East. As you are well aware the best place for commercial development is at such an intersection.
- 2) This property is not in a "rural" area. It is currently less than 1 mile from high density zoning and land use in the City of Lancaster at 40th St East.
- 3) It is literally across the street from a parcel which was, at least at some time, being considered for a commercial development which was to support the planned development of a large Specific Development in the City of Lancaster boundaries.
- 4) Although not currently actively being developed there was a Specific Plan for a development which, at the time it was approved, would have been (and probably still would be) the largest development in City of Lancaster history, consisting of 4,732 living units.

I appreciate your consideration of my request and your consideration of the true Highest and Best use of this parcel in light of the nearby development and the development of this area in what will likely be the very near future.

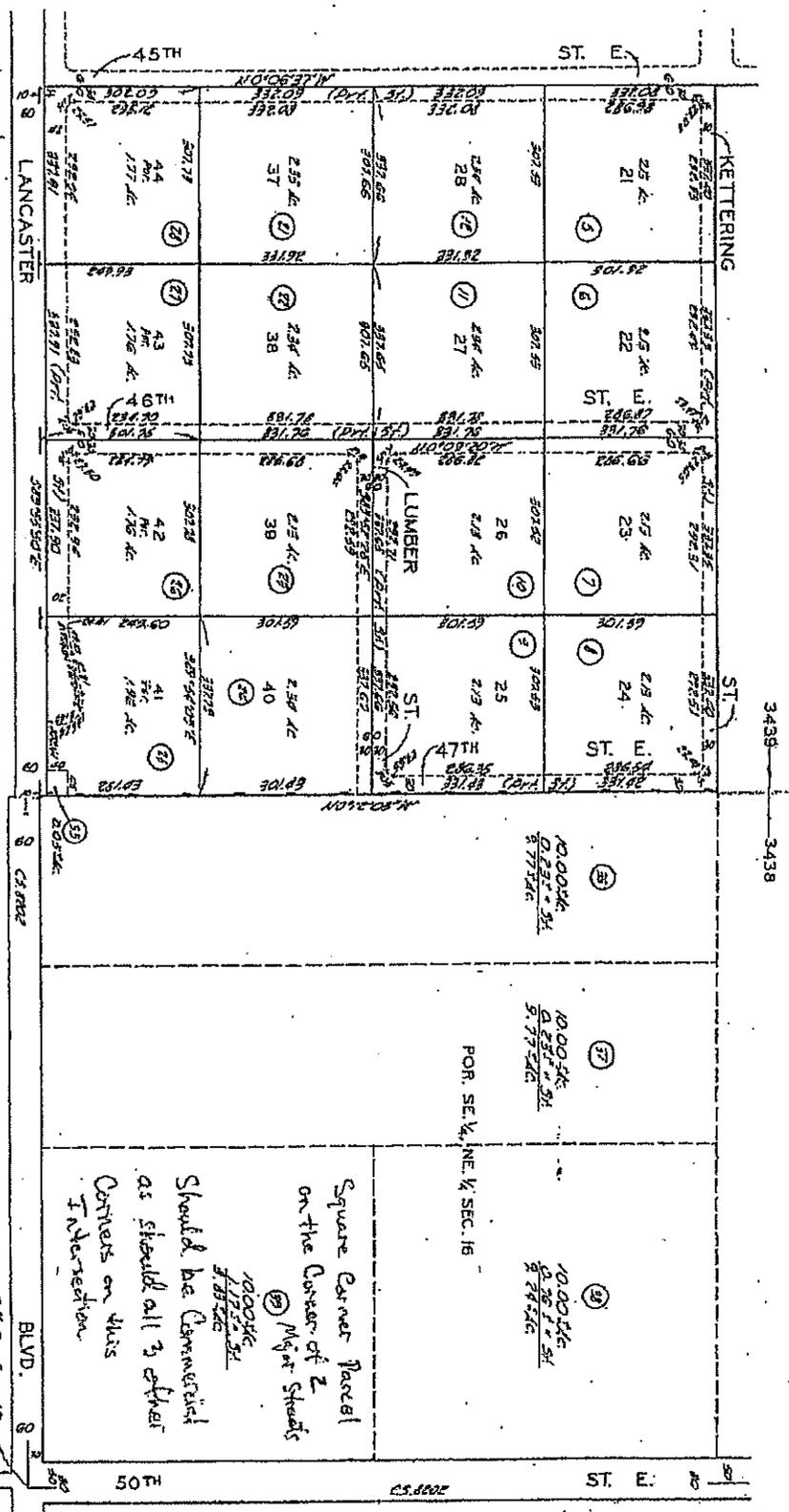
I have attached a couple articles from the LA Times regarding development previously planned and approved in the area near this parcel. Should you need any further information from, or have any questions for me, I can be reached at 661-947-3000.

Thank you again for your time, consideration and work on this very important project for our area,

Sincerely,

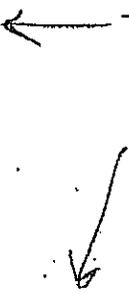


Marvin J. McKinnon



CITY OF LANCASTER

Serrano Ranch Specific Plan



This Corner
Planned Commercial

Square Corner Parcel
on the Corner of E
47th Street
Should be Commercial
as should all 3 other
corners on this
Intersection

E. 1/4 Cor. Sec. 16

BLVD.

1E05

CS. 1602

ST. E

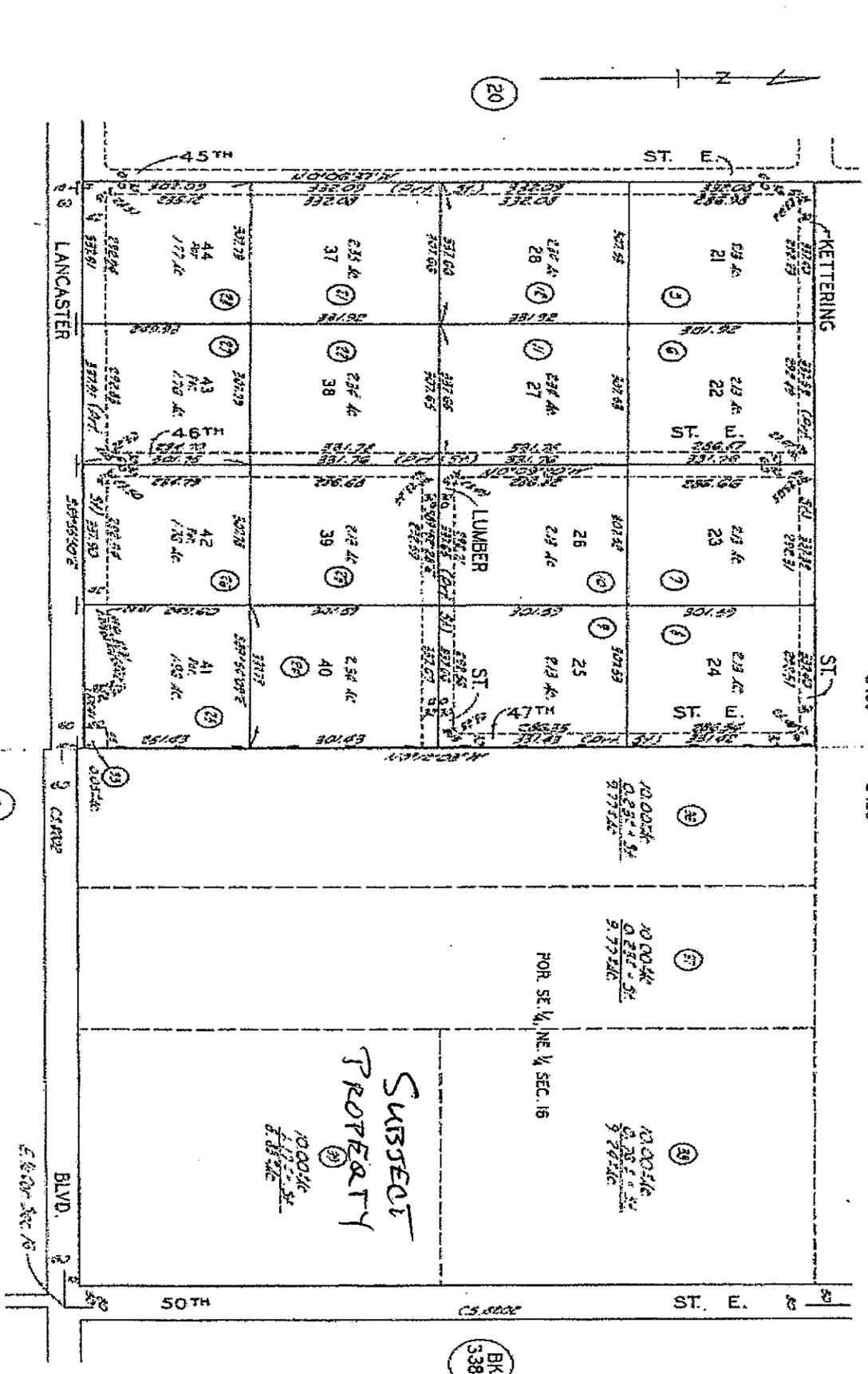
3433
3438

SCALE 1" = 200'

0100 15

CONE
3438
3439

FAR FIELD ASSAULT SEE:
3150-19



3438 3439

1

2

BK
3384

T7N, R11W
RECORD OF SURVEY R.S. 71-30

All bearings on this page are
not correct these fields

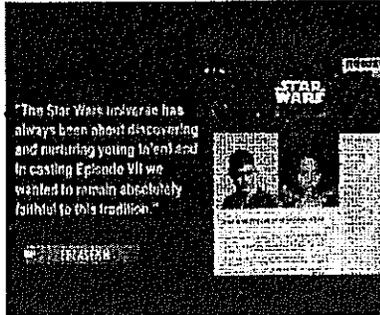
HEY, ZERO TO FIVE THOUSAND SEVEN HUNDRED AND THIRTY DOLLARS GRANT TO RETURN TO SCHOOL IF YOU QUALIFY

SELECT YOUR AGE

18-25	26-35	36-45	46-55	Over 65
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 September 24, 1992

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 June 4, 1992

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Council OKs Development Pact on Serrano Ranch

December 03, 1991

Email Share

The Lancaster City Council on Monday night voted 3 to 1 to approve the largest housing development in city history, the 4,732-unit Serrano Ranch community covering 1,775 acres on the city's east side.

The council approved a development agreement that locks in the building rights for the project's developers, a limited partnership led by B. K. Cho and his son, Y. S. Cho, and the U. S. Supply Co. of Los Angeles.

The project is expected to be built over several decades.

The project is planned for mostly undeveloped land between Avenues J and L, and 40th and 70th Streets East.

Councilman George Theophanis cast the lone dissenting vote. Councilman Bill Pursley was absent.

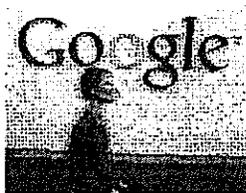
Man Cheats Credit Score

thecreditsolutionprogram.com

1 simple trick & my credit score jumped 217 pts. Banks hate this!

Email Share

FEATURED



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Death of Scott Sterling, son of Clippers owner, ruled accidental

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- His 104 scores make his case
- Brutal Murder by Teen-Age Girls Adds to Britons' Shock
- Comaneci Confirms Suicide Attempt, Magazine Says



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FEATURED ARTICLES ABOUT LANCASTER CA DEVELOPMENT AND REDEVELOPMENT - PAGE 5

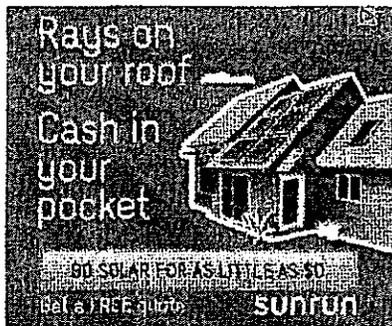
CALIFORNIA | LOCAL

Supervisors OK \$6-Million Water Plan Near Lancaster

August 14, 1991

The Los Angeles County Board of Supervisors on Tuesday unanimously approved a \$6-million water system that would tap into the California Aqueduct and could lead to widespread development west of the city of Lancaster. However, the system--17,000 feet of water pipe and a 3.1-million-gallon steel reservoir--cannot begin operating unless the drought ends, said Gary Hartley, assistant deputy director of the county Waterworks Districts. Developer Kaufman and Broad of Southern California Inc.

Advertisement



CALIFORNIA | LOCAL

Hospital Gets OK to Expand Into New Unit

August 20, 1991

Antelope Valley Hospital Medical Center in Lancaster has received county approval to expand into a new 40-bed medical-surgical unit, raising the valley's largest hospital's bed total to 341, officials said. Licensing of the new unit by Los Angeles County marks the final phase of a seven-year, \$36-million expansion program begun in 1984, hospital officials said. The size of the hospital has nearly doubled since 1975.

CALIFORNIA | LOCAL

Council OKs Development Pact on Serrano Ranch

December 3, 1991

The Lancaster City Council on Monday night voted 3 to 1 to approve the largest housing development in city history, the 4,732-unit Serrano Ranch community covering 1,775 acres on the city's east side. The council approved a development agreement that locks in the building rights for the project's developers, a limited partnership led by B. K. Cho and his son, Y. S. Cho, and the U. S. Supply Co. of Los Angeles. The project is expected to be built over several decades.

CALIFORNIA | LOCAL

\$40-Million Lancaster Postal Center Planned

November 20, 1991

The U.S. Postal Service has announced plans to build a more than \$40-million regional mail processing center in Lancaster beginning in 1994 to replace an older, outdated facility in Mojave, officials said. The Postal Service has purchased 25 acres for \$6.5 million at Avenue K-8 and Division Street in the Lancaster Business Park, a venture of the city's Redevelopment Agency and the nonprofit Lancaster Economic Development Corp.

CALIFORNIA | LOCAL

High Court Lets State Build Lancaster Prison

September 6, 1991

RE: Zoning

stan anderson [stananderson102@hotmail.com]

Sent: Wednesday, September 10, 2014 1:36 PM

To: DRP Town & Country Project

Hi Carl,

It was a pleasure meeting with you today. The people of Neenach are very happy to hear that the Zoning in Holiday Valley and the adjoining area from Avenue D north to the aqueduct will now be zoned RL2. You have the full support of Oso Town Council.

Thank You,
Stan Anderson
V.P. President
Oso Town Council

From: D127bac@planning.lacounty.gov
To: stananderson102@hotmail.com
Subject: RE: Zoning
Date: Thu, 4 Sep 2014 23:47:56 +0000

Hi Stan,

I'm sorry you feel that way but that is definitely not our intent. The language in the draft plan have been reviewed by our County Counsel, but we would, of course, be open to suggestions on how we can further strengthen the language to make sure our intent is clear. I will be at the AV Field Office next Wednesday, September 10. Do you want to meet then? Does 11:00 work for you? I'm free then. Just let me know if that works for you.

Thanks!

Carl

From: stan anderson [stananderson102@hotmail.com]
Sent: Tuesday, September 02, 2014 9:31 PM
To: DRP Town & Country Project
Subject: RE: Zoning

Hi Carl,

The wording in the draft, "Existing legal lots may be developed" the word may sounds like double talk it is not a legal term. This is too important, everything should be spelled out in a legal terms. I think you are trying to appease all of us to keep us quiet until October when you can pass the law. The way the plan is written means the end of the Antelope Valley. We need to meet. When and where is your next appearance?

Thank You,
Stan Anderson
Vice President Oso Town Council
661-433-8948

02

From: D127bac@planning.lacounty.gov
To: stananderson102@hotmail.com
Subject: RE: Zoning
Date: Tue, 2 Sep 2014 21:12:46 +0000

Hi Stan,

It's actually already indicated in the current draft of the Antelope Valley Area Plan that's posted on our website. Please see the first paragraph on page I-11 of the linked document (http://planning.lacounty.gov/assets/upl/project/tnc_ch_01_intro-20140822.pdf). It states:

Undersized Parcels: Existing legal lots may be developed (following current development requirements) regardless of lot size. For example, a 10 acre parcel designated Rural Land 20 (1du/20ac) may still develop one home.

Hope this addresses your concerns.

Thanks!

Carl

From: stan anderson [stananderson102@hotmail.com]
Sent: Monday, August 25, 2014 3:47 PM
To: DRP Town & Country Project
Subject: RE: Zoning

Hi. Carl,

Great, can I have that attached to my apn# 3277 030 021

Thank You,
Stan Anderson

From: D127bac@planning.lacounty.gov
To: stananderson102@hotmail.com
Subject: RE: Zoning
Date: Mon, 25 Aug 2014 16:45:50 +0000

Hi Stan,

Thanks for your email below. The Land Use Designation of RL5 on your property will not affect your ability to build a house on your 2.5 ac parcel. The residential density of 1 dwelling unit per 5 acres of RL5 applies only to **further** subdivision of large parcels in the future, and this, would not apply to your parcel since that has already been previously subdivided to 2.5 ac. Hope that answers your question.

Please let me know if you have any more questions or clarifications.

Thanks!

Carl

From: stan anderson [stananderson102@hotmail.com]
Sent: Thursday, August 21, 2014 8:51 PM
To: DRP Town & Country Project
Subject: Zoning

Carl Nadela,

I own 2.5 acres and your new zoning map is r15 does that change in zoning make it so I can't build a house on my 2.5 acres. Please keep my current zoning.

Thank You,
Stan Anderson
661-433-8948

Carl Nadela

From: Veronica Rose [veronicanrose@gmail.com]
Sent: Wednesday, September 10, 2014 10:24 AM
To: Carl Nadela
Subject: 5004 west ave L-4 rezoned commercial

Follow Up Flag: Follow up
Flag Status: Flagged

I veronica rose and Ryan rose are requesting for proposed property with apn#310024008 to be rezoned to commercial for purposes of a commercial childcare. We would like to be rezoned alongside the property directly to our south. Also to our south is also commercial.

Sent from my iPhone

pi

Carl Nadela

From: Ron Jones [rjbungee@gmail.com]
Sent: Tuesday, September 09, 2014 2:09 PM
To: Carl Nadela
Subject: Property Rezone Request

September 9, 2014

Via Electronic Mail: cnadela@planning.lacounty.gov

Carl Vincent Nadela
Los Angeles County Department of Regional Planning
Communities Studies North
[320 W. Temple Street](#)
[County Hall](#) of Record, 13th Floor
Los Angeles, CA 90012

Re: Request for Rezone of 50 acre property from A-1 to C-R .

Dear Mr. Nadela,

I am the property owner of four contiguous parcels of property (comprising a total of 50 acres), surrounded by the Sheep Mountain Wilderness Area in the San Gabriel Mountains, Angeles National Forest that include the "Bridge to Nowhere" and which was originally part of a mining claim ("Saunders Mine"). I have been successfully operating a State of California licensed bungee jumping business called "Bungee America" there for over twenty-five years. The parcel numbers for the four properties are: [8678-002-008](#), APN [8678-002-009](#), APN [8678-002-010](#), & APN [8678-002-011](#).

It is my understanding that you are the planner in charge of the update to the Antelope Valley Area Plan commonly known as "The Town and Country Plan". I write to request that the Saunders Mine property be rezoned in the Town and Country Plan update from A-1, Light Agricultural to C-R, Commercial Recreation.

I want to continue to operate the bungee jumping business as well as possibly expand to include a zip line and challenge course on the Saunders Mine property. The Saunders Mine property is well suited to commercial recreational uses such as these because of its size, remote location and natural beauty. I understand these uses are only allowed under the C-R commercial recreation zone. Please include the Saunders Mine property C-R rezone in the Town and Country Plan update.

Please let me know if there is any additional information you need from me. I thank you in advance for your consideration. Please confirm receipt of this letter and whether you will be able to include the Saunders Mine property rezone in the Town and Country Plan update.

Sincerely,
Ron Jones,
Owner,
Bungee America, LLC.

CC:Oscar Gomez (via Electronic Mail only:ogomez@planning.lacounty.gov)



Sent from my iPhone

Sent from my iPhone

Emailed: Sept. 8, 2014



Carl Vincent Nadela
Community Studies North
Los Angeles County Department of Regional Planning
213-974-6476

Dear Mr. Nadela:

My wife and I are very fortunate to own 304 acres of this very unique piece of Los Angeles County real estate. We have timberland, hiking trails, plenty of space for families and visitors to enjoy. We are surrounded by the Angeles National Forest and next door to the Mountain High Ski Resort and the Eastern entrance to the National Forest. We have the opportunity and the goal, to add recreational property back into the system not take it out.

After discussing the proposed Wrightwood Guest Ranch with Mr. Hickling and Richard Claghorn they informed me that the "Town and Country Master Plan" is scheduled for the Planning Commission review on September 27, 2014.

Richard Claghorn thought that the zoning for our property might possibly be considered for a zone change to Commercial Recreational (CR)

Because the property is very mountainous, residential building would be very limited in respect to the available building area. However, after extensive studies and costs the property does lend itself to outdoor recreational uses and a very special Guest Ranch located in a forested setting. Currently we have a very successful zip line operation on part of the ranch (www.bigpineszipline.com) (go to yelp.com -Big Pines Zipline). Also horseback riding, lodging, outdoors activities and events all lend themselves, to be within the scope of the CR zoning criteria.

To date we have created over 50 jobs and calculated a boost to the local economy 15% to 20% in respect to the hospitality industry in town. We want to bring lodging to the ranch and more jobs, which in turn will grow the economy in a very positive way. Most importantly we want to work from a long-term plan that has a very positive effect for the community and the property as a whole.

Richard Hallett
Wrightwood Guest Ranch
Big Pines Zipline
(760) 668-7074

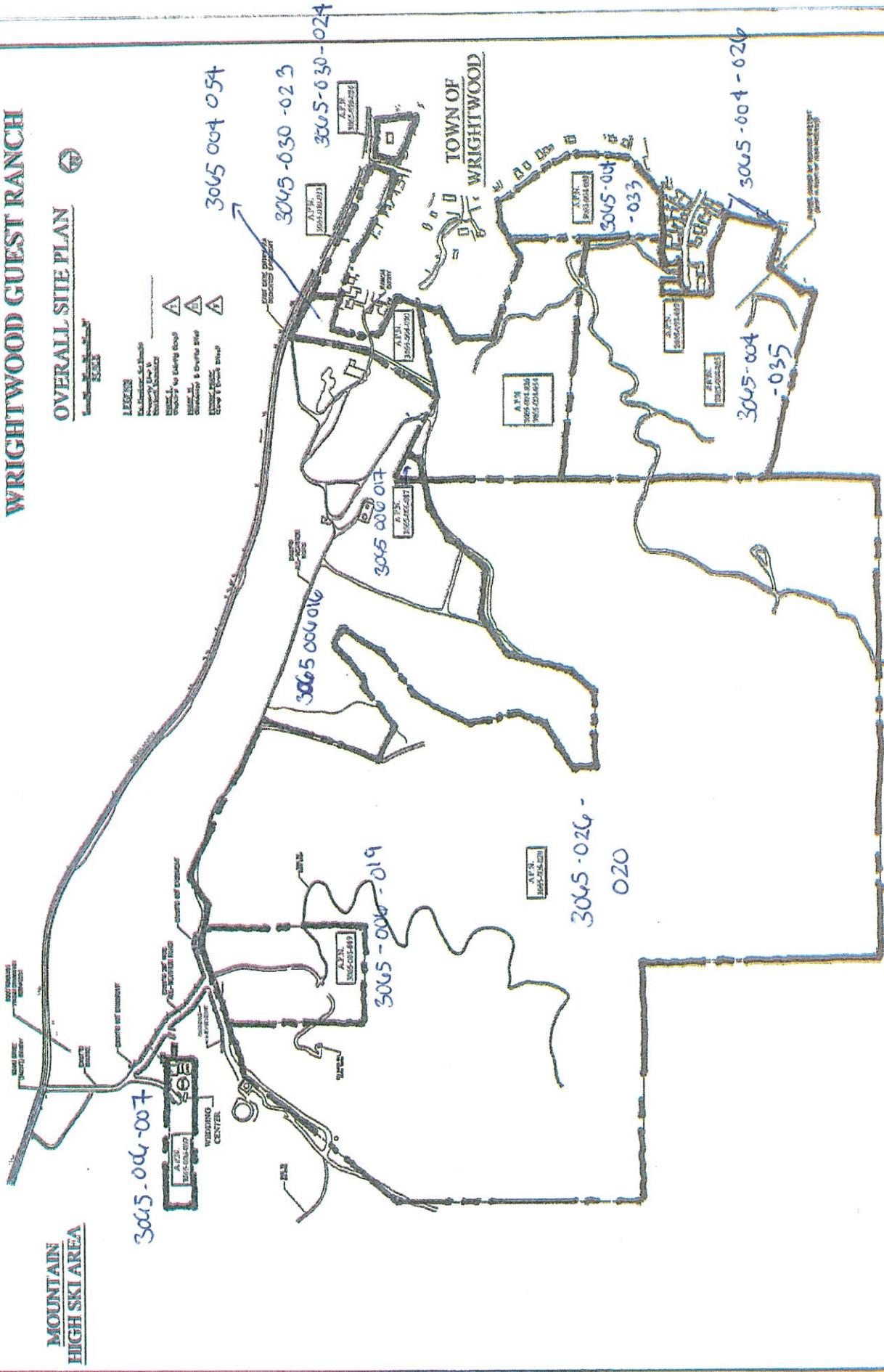
F!

WRIGHTWOOD GUEST RANCH

OVERALL SITE PLAN



- LEGEND**
- ▲ Existing Site Building
 - ▲ Property Line & Easement
 - ▲ Easement
 - ▲ Utility
 - ▲ Proposed Building
 - ▲ Proposed Easement
 - ▲ Proposed Utility



MOUNTAIN
HIGH SKI AREA

Carl Nadela

From: Burl Patterson [burl.patterson@coldwellbanker.com]
Sent: Wednesday, September 03, 2014 5:05 PM
To: Carl Nadela
Subject: 50th St W and L
Attachments: 50th W & Ave L.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Carl, it was nice talking to you today. Sunbelt Enterprises owns two adjoining parcels on the northeast corner of 50th St W & Ave L, the apn's are 3110-005-001 and 015. The 001 you have designated on your new master plan as MDX-RU, I am requesting that you also designate the other parcel 015 with the same zoning of MDX-RU. The two parcels combined total about 4.21 acres, I think you will need at least that much acreage. in that MDX-RU zone to do any reasonable development.

I have attached a parcel map showing the location of the properties.

Thank you for your consideration
Burl Patterson

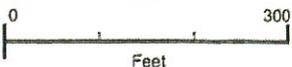
21



Created in GIS-NET3

3110005015 and 3110005001

Printed: Sep 03, 2014



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Antelope Valley Airport Express, Inc.
dba. Antelope Express



15

332 West Avenue S, Suite A
(661) 947-2529
www.antelopeexpress.com

(800) 251-2529

Palmdale, CA 93551
(661) 538-0178 Fax
email: tom@antelopeexpress.com

8/22/14

L.A. County Department of Regional Planning
320 West Temple St.
Los Angeles CA 90012
213-974-6443
candela@planning.lacounty.gov

Att: Carl Nadela
Re: Zone Changes

Dear Mr. Nadela thank you for talking to me last week about your idea to make zoning changes to the general plan in my area.

As I understood it you were talking about zone changes to the properties west of the 14 freeway west to Guyon Street and from S-2 Street going north to Avenue S. I agree the current RA1 zoning is not the best use of the property and would support a move to make this area all M1. Even the City of Palmdale refers to Avenue S as the transportation corridor on their plans and was instrumental in putting Park & Ride lots near the Freeway on Avenue S.

I do have two properties in the area APN#3054-020-028 for the Fly Away and APN#3054-020-011 which is vacant land. I would not want to have M1-DP on one property and the other M1 because it could present complications from one property to the other when the rest of this area is going to be zoned M1. I would request all properties be zoned M1.

This area can be pretty dark at night as the only street lights in the area are the ones I put in on Guyon and S-2 as part of my Fly Away project. I would ask that you consider adding additional lights on Avenue S to the freeway since it is a busy street close to the freeway approach. I would suspect it would take 5-6 lights. There are electrical wires pulled already for two poles in the ground on Avenue S now in front of the Fly Away property, so tying in should not be too hard?

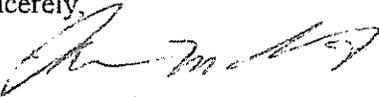
Lastly you are aware that I have a Notice of Violation on the APN#3054-020-011 property for parking semi trucks. If the zone does change to M1, semi truck parking is a permitted use in the M1 zone so I would not need to obtain a Conditional Use Permit to park semi truck.
You stated the zone change could be complete by the end of the year?

In good faith I have been willing to bring the property into compliance working with LA County Regional Planning Commission and I am willing to help you with support to your general plan zone changes. Knowing a zone change is in the works puts me in a bit of a holding pattern in a way to satisfy the violation. I would ask that you allow me to continue offering truck parking until we see

how to approach it, is really just a matter of months. I will continue to work with Daniel Geringer in Zone Enforcement North on what will be required in an M1 zone knowing we will most likely move in that direction so when the zone does change I can do what is necessary.

Due to the 30 to 40 trucks that are parking on the lot now I feel there is a real need to continue providing an affordable a place for them to park their semi truck because many of them have been getting \$250 parking citations for parking on the streets. All of the truckers are owner operators who just want a safe legal place to leave their equipment and that is my goal to help them. So I ask that you allow me to continue to offer parking until the zone change happens because they have very few places to go.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Miller', written over a horizontal line.

Thomas L. Miller, President
Antelope Express

Carl Nadela

From: Jacki Ayer [airspecial@aol.com]
Sent: Thursday, August 14, 2014 12:01 PM
To: Carl Nadela; Susan Tae
Subject: PS.....

Do you need the maps showing the other large parcels created as a result of clustering? I from your attachments that you have captured the ones in the Forecast subdivision, but there are other subdivisions as well. I can drop them off for you at your convenience next week!

Thank you again for all your hard work!!!!

-----Original Message-----

From: Carl Nadela <cnadela@planning.lacounty.gov>
To: 'm_r_hughes@earthlink.net' <m_r_hughes@earthlink.net>; 'Tucker,Katherine S (AS)' (AS)' <Katherine.Tucker@ngc.com>; 'rjactontowncncl@aol.com' <rjactontowncncl@aol.com>; 'blumranch@aol.com' <blumranch@aol.com>
Cc: Jacki Ayer <AirSpecial@aol.com>; Susan Tae <stae@planning.lacounty.gov>; Mark Child <mchild@planning.lacounty.gov>; Connie Chung <cchung@planning.lacounty.gov>
Sent: Tue, Aug 5, 2014 6:33 pm
Subject: RE: Town and Country Updates (T&C Website Has Been Updated)

Dear Acton Town Council,

I just thought I'd run by you the changes we can make to the AV Area Plan and its accompanying Land Use and Zoning Map to address the concerns you raised at our meeting last Thursday.

1. Chapter 2 (Land Use Element): Remove "visitor-serving" from description of C-RU and MXD-RU zones (p 9) and add a phrase after the Land Use Legend table stating "Irrespective of the residential densities specified for each land use category, existing prohibitions on further subdivision of previously subdivided lots shall apply and be strictly enforced" (p 10).
2. Chapter 7 (Community-specific Land Use Concepts): various edits in Acton portion (pp. 4-7)
3. Various changes to Land Use and Zoning Maps (see attached maps)

Please let me know if you have any questions or comments for now. We can also discuss in more detail when we meet next week.

Thanks!

Carl Vincent Nadela
 Community Studies North
 Los Angeles County Department of Regional Planning
 213-974-6476

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From: m_r_hughes@earthlink.net [mailto:m_r_hughes@earthlink.net]
Sent: Wednesday, July 30, 2014 3:53 PM
To: Carl Nadela; 'Tucker,Katherine S (AS)'



Cc: 'Michael R. Hughes'; 'rjactontowncncl@aol.com'; 'blumranch@aol.com'; Susan Tae; Mark Child; Jacki Ayer
Subject: RE: Town and Country Updates (T&C Website Has Been Updated)

Carl,

Just to confirm our phone conversation, we will meet tomorrow Thursday July 31, 2014 (3:00pm) at the AV Regional Planning Office. The address is 335 East Ave. K-6, Suite A, Lancaster. We will also firm up the date for you to attend a regular Acton Town Council meeting.

See you tomorrow.

Michael

-----Original Message-----

From: Carl Nadela

Sent: Jul 30, 2014 12:29 PM

To: "'Tucker, Katherine S (AS)'"

Cc: "'Michael R. Hughes'", "'rjactontowncncl@aol.com'", "'blumranch@aol.com'", Susan Tae, Mark Child

Subject: RE: Town and Country Updates (T&C Website Has Been Updated)

Hi Katherine and Acton Town Council,

I just wanted to confirm if we were still on for our meeting tomorrow (Thursday, 7/31) afternoon. If so, do you have a specific time and place in mind? Also, did you still want us to attend your August 4 Town Council meeting? I believe you do have a rather full agenda on that day as well so we wouldn't want to impose on you by attending on that day. Just let us know what works best for you and we'll try to work it out from our end.

Thanks!

Carl

From: Carl Nadela

Sent: Thursday, July 24, 2014 3:29 PM

To: 'Michael R. Hughes'; 'Tucker, Katherine S (AS)'; 'rjactontowncncl@aol.com'; 'blumranch@aol.com'; 'pomeroy@ravenhillranch.com'; 'tmerc777@gmail.com'; 'anthonygodde@aol.com'; 'dcannavan@hotmail.com'; 'horsemomus@yahoo.com'; 'rrhomestead@qnet.com'; 'prardon@rardon.org'; 'pat@avtreefarm.com'; 'BAvadian@avradianet.com'; "'LakeLAKristi' (lakelakristi@gmail.com)"; 'meckanick@aol.com'; 'aynrkey@aol.com'; 'roberthorsewood@yahoo.com'; 'rondogbolger@gmail.com'; 'annmusky@aol.com'; 'tfidger@hotmail.com'; 'ciannalfo@roadrunner.com'; 'richard.skaggs@sbcglobal.net'; 'StefanGB'; 'pcaudill@verizon.net'; 'herdem@aol.com'; 'Alice Wollman (AliceWollman@Roadrunner.com)'; 'William.Elliott@lmco.com'; 'bill_and_pam_elliott@prodigy.net'; 'steveltc@gmail.com'; 'pfuller@leonavalleytc.org'; 'info@qhtowncouncil.org'; 'ronferrell@rglobal.net'; 'mdmarchitects@yahoo.com'; 'lawrenceoguma@aol.com'; 'brooks@dslextreme.com'; '4lemoncider2@gmail.com'; 'Mrmmoore3@yahoo.com'; 'Chris Wangsgard (cwangsgard@desertvineyard.org)'; 'Three Points-Liebre Mountain Town Council'; 'alesiagr@aol.com'; 'dkimmel3@roadrunner.com'; 'mojo14@qnet.com'; 'cassidy.skelton@yahoo.com'; 'wildkitty1957@msn.com'

Cc: 'Hickling, Norm'; 'Vizcarra, Edel'; Susan Tae; Mark Child

Subject: Town and Country Updates (T&C Website Has Been Updated)

Dear Town Councils,

I just wanted to send you a quick note that the Town and Country Website (<http://planning.lacounty.gov/tnc>) has now been updated. We have posted all the updated Maps and Figures as well as the Area Plan Document (Goals and Policies) for your review. The only thing missing is the last Chapter (Chapter 8: Plan Implementation), which we are still vetting internally within our Department. We hope to have that available for your review and comments by early August. We will keep you posted regularly as more updates become available.

Thank you all for your continued involvement. It is greatly appreciated.

Regards,

Carl Vincent Nadela
Community Studies North
Los Angeles County Department of Regional Planning
213-974-6476

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From: Carl Nadela
Sent: Wednesday, June 18, 2014 4:18 PM
To: Michael R. Hughes; 'Tucker, Katherine S (AS)'; riactontowncncl@aol.com; blumranch@aol.com; pomeroy@ravenhillranch.com; tmercer777@gmail.com; 'anthonygodde@aol.com'; 'dcannavan@hotmail.com'; 'horsemomus@yahoo.com'; rrhomestead@qnet.com; prardon@rardon.org; pat@avtreefarm.com; BAvadian@avradianet.com; 'LakeLAKristi' (lakelakristi@gmail.com); 'meckanick@aol.com'; 'aynrkey@aol.com'; 'roberthorsewood@yahoo.com'; rondogbolger@gmail.com; 'annmusky@aol.com'; 'tfidger@hotmail.com'; 'ciannalfo@roadrunner.com'; richard.skaggs@sbcglobal.net; 'StefanGB'; pcaudill@verizon.net; herdem@aol.com; Alice Wollman (AliceWollman@Roadrunner.com); 'William.Elliott@lmco.com'; 'bill_and_pam_elliott@prodigy.net'; 'stevelvtc@gmail.com'; 'pfuller@leonavalleytc.org'; info@ghtowncouncil.org; ronferrell@rglobal.net; 'mdmarchitects@yahoo.com'; lawrenceoguma@aol.com; 'brooksj@dslextreme.com'; '4lemoncider2@gmail.com'; 'Mrmmoore3@yahoo.com'; Chris Wangsgard (cwangsgard@desertvineyard.org); 'Three Points-Liebre Mountain Town Council'; alesiagr@aol.com; 'dkimmel3@roadrunner.com'; mojo14@qnet.com; 'cassidy.skelton@yahoo.com'; 'wildkitty1957@msn.com'
Cc: 'Hickling, Norm'; Vizcarra, Edel; Susan Tae; Mark Child
Subject: Town and Country Updates

Dear Town Councils,

As some of you may already know, we have been directed by the Board of Supervisors to bring the AV Area Plan before them for their consideration by November 2014. To that end, we have released a Notice of Preparation of an Environmental Impact Report (NOP) last week, which some of you may have already received by mail. We just wanted to send the NOP (attached) to all of you by email as well to make sure that you do receive it, since you and the communities you represent are very important stakeholders in this public process. Please feel free to disseminate to anyone who you think may be interested in this NOP.

As mentioned in the Notice, we are now in a 30 day comment period for the NOP. The intent of this NOP comment period is to allow the public to comment on the proposed scope of analysis of the upcoming EIR. There will be another 45 day comment period for the Draft EIR, when that is available, and another 10 day comment period for the Final EIR.

Aside from the EIR, though, we will continue to accept comments on the Project itself as we go through the public hearing process, including comments on the Draft Land Use Map (http://planning.lacounty.gov/assets/upl/data/tnc_draft-lup-map.pdf) and the draft texts of the Plan Document (<http://planning.lacounty.gov/tnc/documents/>). We will document and respond to each and every comment we receive during this process so please send in your comments by writing, either by mail or email. Also, please be as specific as you can about what you like and don't like about the draft plan, why or why not, and any suggested revisions you may have.

Finally, I also wanted to highlight that we will be having two Scoping Meetings on the dates, times and venues listed below:

June 26, 2014 (Thursday) 3:00-5:00 am
Antelope Valley Transit Authority Community Room
42210 6th Street West
Lancaster, CA 93534

July 7, 2014 (Monday) 10:00 am – 12:00 noon
Regional Planning Commission Hearing Room
Room 150, 320 West Temple St.
Los Angeles, CA 90012

Aside from these, we were also hoping to attend any one of your upcoming Town Council meetings in order to present to you and your community the latest updates on the project. Please let us know what dates and times work for you and we will try our best to accommodate that from our end.

Thank you all for your interest and involvement in this project and we look forward to working closely with you in the next weeks and months to come.

Thanks!

Carl

Carl Nadela

From: David Weary [davidedoo@sbcglobal.net]
Sent: Wednesday, August 13, 2014 10:14 AM
To: Carl Nadela
Subject: Land use map

Follow Up Flag: Follow up
Flag Status: Flagged

Carl,
It was a pleasure meeting with you last night at Lynn Sickler's home. I wish not to have my property's land use designation changed. My APN is 3208-002-011. Could you research this for me? This property also has or had a tentative map no. 52637 which I am looking to see if it is still valid since the state continued to grant automatic extensions.

Thank you,
David Weary
Davidedoo@sbcglobal.net
661-714-9440

[Sent from Yahoo Mail on Android](#)

21

Carl Nadela

From: wolterpam@aol.com
Sent: Friday, August 08, 2014 8:28 PM
To: Carl Nadela
Cc: m_r_hughes@earthlink.net
Subject: AV Plan for Acton

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Carl Nadela,

Today I spoke to Acton resident, Jacki Ayer, and she told me that you are overseeing the AV Plan and that you are finalizing the land use map. She recommended that I email you with my neighborhood input. Thus, you may consider me the spokesperson for my neighbors.

At the last Acton town council meeting on Monday, August 4th, 2014, I told the town council members that I had spoken with several of my neighbors in our area. Our neighborhood is south of the 14 freeway and west on Escondido Canyon Rd. known as Hisey Ranch Rd. We all agreed that we do not want a 10 acre minimum land use designation. We would prefer a 5 acre land use designation.

I will be at the meeting on Wednesday, as will several of my neighbors and we can talk to you in person at that time. Jacki suggested that I email you ahead of time to make you aware of our concerns. I am, also, ccing this to Michael Hughes, Acton town council president, so that he is aware of this email and can confirm what I said at the last town council meeting.

My neighbors are as follows including myself:

- 1--Myron and Pam Wolter 5566 Hisey Ranch Rd
- 2--David Weber 5146 Escondido Canyon Rd
- 3--Dr. Kent and Sandy Madsen 33381 Salty Dog Rd.
- 4--Marc and Carla Wolter 33716 Jason Rd
- 5--Jessie and Amy Enriques I don't have this one

I can provide APN's if needed

Concerned Acton resident, Pam Wolter

To: Mr. Carl Nadela
Community Studies North
Los Angeles County Department Of Regional Planning
CNadela@Planning.LACounty.Gov
(213)974-6476

From: Stefan Ghika-Budesti
Property Owner
28091 W Avenue C6
Lancaster, Ca. 93536
StefanGB@Verizon.Net
(818)726 2788

RE: Zoning Change For Property Located At:
28091 W. Avenue C6
Lancaster, Ca. 93536
LA County Assessor ID (APN) 3275-012-022

Date: August 7, 2014

Dear Carl,

As we discussed in our last meeting on July 30th, 2014 at the Lancaster field office of the Los Angeles County Planning Department, I am writing this letter to provide a paper trail and formal request for the zoning change you helped me arrive at. Thank you very much for your kind and patient guidance throughout.

This zoning change is requested as part of the "Town And Country" (TNC) Los Angeles County overall rezoning plan.

There are multiple structures on the subject property. All of the structures were built in the late 1940's and early 1950's with proper permits including building, plumbing (water, gas) and electrical. The zoning shown on all of these permits is consistent and is M-3 (Heavy Industrial). This was the least restrictive zoning available at the time and allowed all legal uses.

In order for the new zoning to better reflect the way the property was developed already as well to plan for the near future, here are the zoning changes requested:

1. An area of approximately 1.5 acres containing the westerly eight units or cottages (1-8) plus the main house (0) is to be designated R-3 (Unlimited Multiple Residence Zone). This area is bordered on the South side by Highway 138. It is surrounded on 3 sides (to the West, North and East) by the rest of the property for which we had chosen a C-RU (Rural- Commercial Zone) and also to the East by the Mettler Mutual Water Company parcel (WCo), which is also designated C-RU. Note that the Northern boundary of this R-3 area is an existing chain link

11

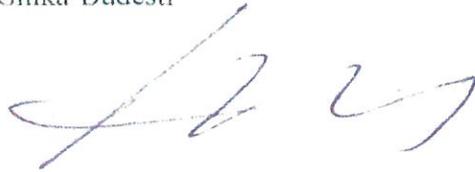
fence at rear/North of the cottages and separating them from the warehouse (WH). See the attached diagram. This is the lighter area labeled "R-3" and "3275-012-022".

2. The rest of the property with the C-RU zoning designation would comprise the warehouse (WH), loading dock, and the two easterly houses (units 9 and 10). This area is about 4.3 acres. This would be shaped of an upside down "U", maintaining access from the Highway 138 frontage on both the West and East sides of my overall property. This section surrounds the R-3 part of my property and also the Water Company parcel (WCo) which is designated C-RU. Please note that the C-RU designation is also consistent with that of the parcel immediately to the East of my property, also designated C-RU and similarly accessible from Highway 138. See the attached diagram. This is the area with hash marks labeled "R-3" and "3275-012-022".

Please let me know if there is any further information I need to add to this request or if you need anything else from me to further this change.

Sincerely,

Stefan Ghika-Budesti



PAGE 3 OF 3



ANTELOPE VALLEY

A-423

W-1

C-RU
3295-012-022

Area: 1.49 ac

R-3
3295-012-022

W-1
C-RU

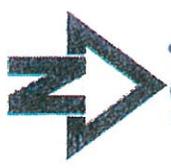
C-RU CR

C-2

HWY 138

2807th West

W-1 - Warehouse
W-10 - Water Company
O - Mini House

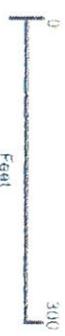


Created in GIS-NET3

1-10 - Small House (cottages/huts)

Printed: Jul 30, 2014

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Carl Nadela

From: Jacki Ayer [airspecial@aol.com]
Sent: Thursday, August 07, 2014 12:05 PM
To: Carl Nadela; Susan Tae
Cc: m_r_hughes@earthlink.net; Katherine.Tucker@ngc.com
Subject: Re: Town and Country Updates

Hey Carl and Suzie!

I will be in Ventura all week next week, and will probably not be able to make your meeting. As I indicated last week, I would like to make sure that the area under my property (which is currently is designated as N2 - 1 acre minimum) remains so. For some reason, the draft Land Use Map has designated my property and all of my neighbors' 1.25 acre lots as RL 2 (which is 2-acre minimum). Please adjust this and make sure that it remains RL1. I will be sending an assessor map with the properties indicated under separate cover.

Thanks

Jacki

-----Original Message-----

From: m_r_hughes <m_r_hughes@earthlink.net>
 To: Carl Nadela <cnadela@planning.lacounty.gov>; 'Tucker,Katherine S (AS)' (AS) <Katherine.Tucker@ngc.com>; 'rjactontowncncncl@aol.com' <rjactontowncncncl@aol.com>; 'blumranch@aol.com' <blumranch@aol.com>
 Cc: Jacki Ayer <AirSpecial@aol.com>; Susan Tae <stae@planning.lacounty.gov>; Mark Child <mchild@planning.lacounty.gov>; Connie Chung <cchung@planning.lacounty.gov>
 Sent: Wed, Aug 6, 2014 3:16 pm
 Subject: RE: Town and Country Updates (T&C Website Has Been Updated)

Carl,

As we discussed, I have reserved the Acton Community Club for next Wednesday 8-13-2014 between 7:00pm and 9:00pm for you to present the most current version of the Town & Country (AV Areawide) Plan to the Acton Community. I will also send this info to the local newspapers. This will help us to get the best possible turnout from the Acton Community.

Thank you,

Michael

-----Original Message-----

From: Carl Nadela
 Sent: Aug 5, 2014 6:32 PM
 To: "m_r_hughes@earthlink.net", "Tucker,Katherine S (AS)", "rjactontowncncncl@aol.com", "blumranch@aol.com"
 Cc: Jacki Ayer , Susan Tae , Mark Child , Connie Chung
 Subject: RE: Town and Country Updates (T&C Website Has Been Updated)

Dear Acton Town Council,

I just thought I'd run by you the changes we can make to the AV Area Plan and its accompanying Land Use and Zoning Map to address the concerns you raised at our meeting last Thursday.

1 Chapter 2 (Land Use Element): Remove "visitor-serving" from description of C-RU and MXD-RU zones (p 9) and add a phrase after the Land Use Legend table stating "Irrespective of the residential densities specified for each land use category, existing prohibitions on further subdivision of previously subdivided lots shall apply and be strictly enforced" (p 10).

- 2 Chapter 7 (Community-specific Land Use Concepts): various edits in Acton portion (pp. 4-7)
3 Various changes to Land Use and Zoning Maps (see attached maps)

Please let me know if you have any questions or comments for now. We can also discuss in more detail when we meet next week.

Thanks!

Carl Vincent Nadela
Community Studies North
Los Angeles County Department of Regional Planning
213-974-6476

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From: m_r_hughes@earthlink.net [mailto:m_r_hughes@earthlink.net]
Sent: Wednesday, July 30, 2014 3:53 PM
To: Carl Nadela; 'Tucker,Katherine S (AS)'
Cc: 'Michael R. Hughes'; 'rjactontowncncl@aol.com'; 'blumranch@aol.com'; Susan Tae; Mark Child; Jacki Ayer
Subject: RE: Town and Country Updates (T&C Website Has Been Updated)

Carl,

Just to confirm our phone conversation, we will meet tomorrow Thursday July 31, 2014 (3:00pm) at the AV Regional Planning Office. The address is 335 East Ave. K-6, Suite A, Lancaster. We will also firm up the date for you to attend a regular Acton Town Council meeting.

See you tomorrow.

Michael

-----Original Message-----

From: Carl Nadela
Sent: Jul 30, 2014 12:29 PM
To: ""Tucker, Katherine S (AS)""
Cc: ""Michael R. Hughes"" , ""rjactontowncncl@aol.com"" , ""blumranch@aol.com"" , Susan Tae , Mark Child
Subject: RE: Town and Country Updates (T&C Website Has Been Updated)

Hi Katherine and Acton Town Council,

I just wanted to confirm if we were still on for our meeting tomorrow (Thursday, 7/31) afternoon. If so, do you have a specific time and place in mind? Also, did you still want us to attend your August 4 Town Council meeting? I believe you do have a rather full agenda on that day as well so we wouldn't want to impose on you by attending on that day. Just let us know what works best for you and we'll try to work it out from our end.

Thanks!

Carl

From: Carl Nadela

Sent: Thursday, July 24, 2014 3:29 PM

To: 'Michael R. Hughes'; 'Tucker, Katherine S (AS)'; rjactontowncncl@aol.com; blumranch@aol.com; pomeroy@ravenhillranch.com; tmercer777@gmail.com; anthonygodde@aol.com; dcannavan@hotmail.com; horsemomus@yahoo.com; rrhomestead@qnet.com; prardon@rardon.org; pat@avtrefarm.com; BAvadian@avradianet.com; 'LakeLAKristi' (lakelakristi@gmail.com); meckanick@aol.com; aynrkey@aol.com; roberthorsewood@yahoo.com; rondogbolger@gmail.com; annmusky@aol.com; tfidger@hotmail.com; ciannalfo@roadrunner.com; richard.skaggs@sbcglobal.net; 'StefanGB'; pcaudill@verizon.net; herdem@aol.com; 'Alice Wollman' (AliceWollman@Roadrunner.com); William.Elliott@lmco.com; bill_and_pam_elliott@prodigy.net; steveltvc@gmail.com; pfuller@leonavalleytc.org; info@qhtowncouncil.org; ronferrell@rglobal.net; mdmarchitects@yahoo.com; lawrenceoguma@aol.com; brooks@dslextreme.com; 4lemoncider2@gmail.com; Mrmmoore3@yahoo.com; 'Chris Wangsgard' (cwangsgard@desertvineyard.org); 'Three Points-Liebre Mountain Town Council'; alesiagr@aol.com; dkimmel3@roadrunner.com; mojo14@qnet.com; cassidy.skelton@yahoo.com; wildkitty1957@msn.com

Cc: 'Hickling, Norm'; 'Vizcarra, Edel'; Susan Tae; Mark Child

Subject: Town and Country Updates (T&C Website Has Been Updated)

Dear Town Councils,

I just wanted to send you a quick note that the Town and Country Website (<http://planning.lacounty.gov/tnc>) has now been updated. We have posted all the updated Maps and Figures as well as the Area Plan Document (Goals and Policies) for your review. The only thing missing is the last Chapter (Chapter 8: Plan Implementation), which we are still vetting internally within our Department. We hope to have that available for your review and comments by early August. We will keep you posted regularly as more updates become available.

Thank you all for your continued involvement. It is greatly appreciated.

Regards,

Carl Vincent Nadela
Community Studies North
Los Angeles County Department of Regional Planning
213-974-6476

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From: Carl Nadela

Sent: Wednesday, June 18, 2014 4:18 PM

To: Michael R. Hughes; 'Tucker, Katherine S (AS)'; rjactontowncncl@aol.com; blumranch@aol.com; pomeroy@ravenhillranch.com; tmercer777@gmail.com; anthonygodde@aol.com; dcannavan@hotmail.com; horsemomus@yahoo.com; rrhomestead@qnet.com; prardon@rardon.org; pat@avtrefarm.com; BAvadian@avradianet.com; 'LakeLAKristi' (lakelakristi@gmail.com); meckanick@aol.com; aynrkey@aol.com; roberthorsewood@yahoo.com; rondogbolger@gmail.com; annmusky@aol.com; tfidger@hotmail.com; ciannalfo@roadrunner.com; richard.skaggs@sbcglobal.net; 'StefanGB'; pcaudill@verizon.net; herdem@aol.com; Alice Wollman (AliceWollman@Roadrunner.com); William.Elliott@lmco.com; bill_and_pam_elliott@prodigy.net; steveltvc@gmail.com; pfuller@leonavalleytc.org; info@qhtowncouncil.org; ronferrell@rglobal.net; mdmarchitects@yahoo.com; lawrenceoguma@aol.com; brooks@dslextreme.com; 4lemoncider2@gmail.com;

'Mrmmoore3@yahoo.com'; Chris Wangsgard (cwangsgard@desertvineyard.org); 'Three Points-Liebre Mountain Town Council'; alesiagr@aol.com; 'dkimmel3@roadrunner.com'; mojo14@qnet.com; 'cassidy.skelton@yahoo.com'; 'wildkitty1957@msn.com'

Cc: 'Hickling, Norm'; Vizcarra, Edel; Susan Tae; Mark Child

Subject: Town and Country Updates

Dear Town Councils,

As some of you may already know, we have been directed by the Board of Supervisors to bring the AV Area Plan before them for their consideration by November 2014. To that end, we have released a Notice of Preparation of an Environmental Impact Report (NOP) last week, which some of you may have already received by mail. We just wanted to send the NOP (attached) to all of you by email as well to make sure that you do receive it, since you and the communities you represent are very important stakeholders in this public process. Please feel free to disseminate to anyone who you think may be interested in this NOP.

As mentioned in the Notice, we are now in a 30 day comment period for the NOP. The intent of this NOP comment period is to allow the public to comment on the proposed scope of analysis of the upcoming EIR. There will be another 45 day comment period for the Draft EIR, when that is available, and another 10 day comment period for the Final EIR.

Aside from the EIR, though, we will continue to accept comments on the Project itself as we go through the public hearing process, including comments on the Draft Land Use Map (http://planning.lacounty.gov/assets/upl/data/tnc_draft-lup-map.pdf) and the draft texts of the Plan Document (<http://planning.lacounty.gov/tnc/documents/>). We will document and respond to each and every comment we receive during this process so please send in your comments by writing, either by mail or email. Also, please be as specific as you can about what you like and don't like about the draft plan, why or why not, and any suggested revisions you may have.

Finally, I also wanted to highlight that we will be having two Scoping Meetings on the dates, times and venues listed below:

June 26, 2014 (Thursday) 3:00-5:00 am
Antelope Valley Transit Authority Community Room
42210 6th Street West
Lancaster, CA 93534

July 7, 2014 (Monday) 10:00 am – 12:00 noon
Regional Planning Commission Hearing Room
Room 150, 320 West Temple St.
Los Angeles, CA 90012

Aside from these, we were also hoping to attend any one of your upcoming Town Council meetings in order to present to you and your community the latest updates on the project. Please let us know what dates and times work for you and we will try our best to accommodate that from our end.

Thank you all for your interest and involvement in this project and we look forward to working closely with you in the next weeks and months to come.

Thanks!

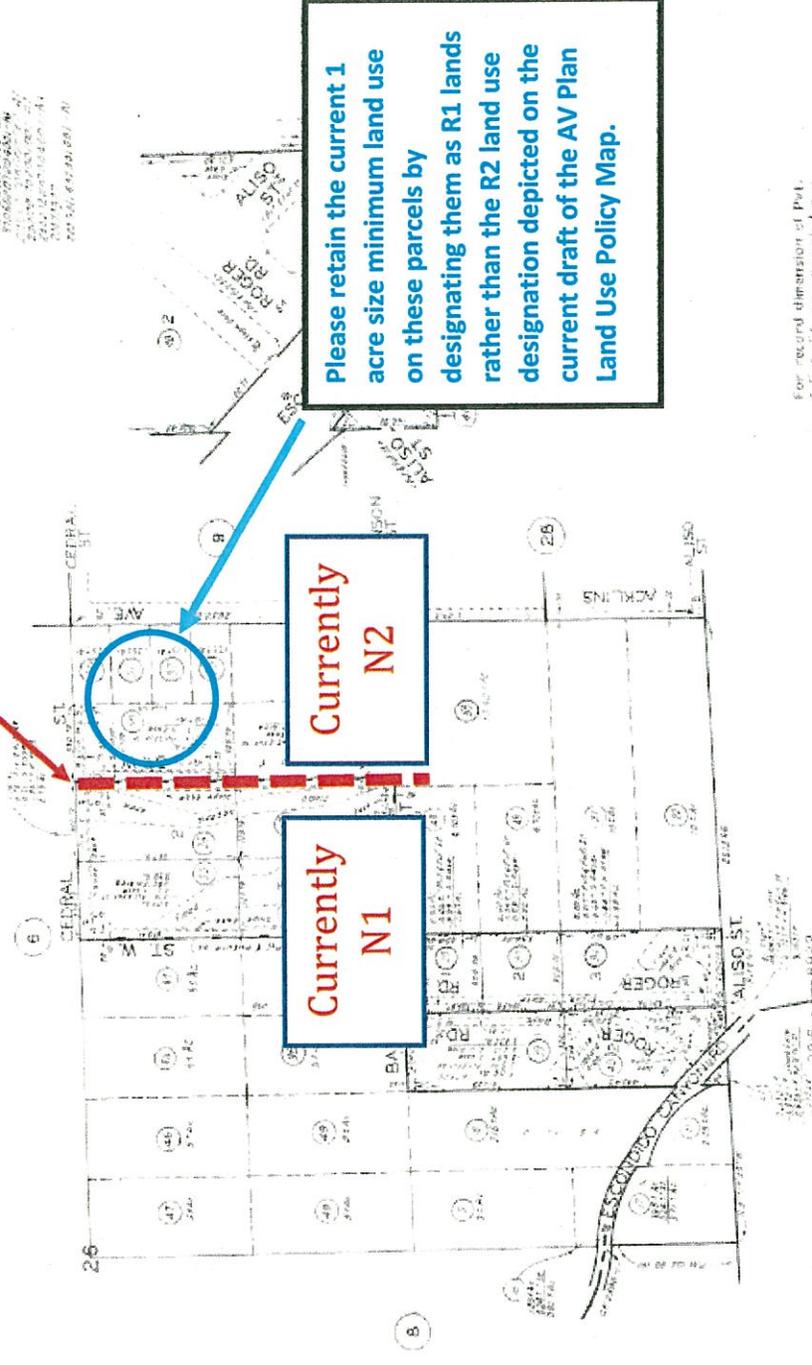
Carl

3208 7
400

2005



Current boundary between N1 and N2



Currently
N1

Currently
N2

Please retain the current 1
acre size minimum land use
on these parcels by
designating them as R1 lands
rather than the R2 land use
designation depicted on the
current draft of the AV Plan
Land Use Policy Map.

For record dimension of Plat:
1. Plat, 54, see recorded map.

SECTION LINES PER U.S. 8733

T 5 N, R 13 W
PARCEL MAP P.M. 187-5-6
PARCEL MAP P.M. 226-93-04

T 5 N, R 13 W
PARCEL MAP P.M. 109-18-19

9316
8823

3000

From: Marine Gazdzhyan

APN#: 3051-006-005

Date: July 29, 2014

To: Los Angeles County Department of Regional Planning

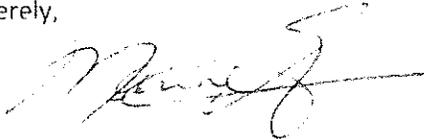
320 W. Temple St.

Los Angeles, CA 90012.

To: Carl Nadela

Mr. Nadela I am in the process of purchasing APN#: 3051-006-005 in Littlerock California. I am in favor of the county's proposal to change the zoning to A-2. A major factor of my decision to purchase this property is because of its zoning proposal to change it to A-2. This property would be used for agricultural purposes, and to be able to build a home on this parcel. Please pass the proposal since the majority of the area is A-2 Zoning. Thank you for your consideration. Please don't hesitate to contact me at (818) 568-6443 with any questions or concerns.

Sincerely,



Marine Gazdzhyan

July 28, 2014

VIA U.S. MAIL

Mr. Michael D. Antonovich
Mr. Norm Hickling
Fifth Supervisorial District of Los Angeles County
1113 W. Avenue M-4, Suite A
Palmdale, CA 93551

Re: Antelope Valley General Plan Amendment

Dear Msrs. Antonovich and Hickling:

My family and I have invested in land in the Antelope Valley for the past 30 years. After many challenging years withstanding a rock bottom land market, we finally succeeded in opening escrow to sell our 50-acre property (APNs 3054-001-001, -002, -005, -007, -009 and -017) located off of Avenue S and adjacent to the large, multi-phase Anaverde residential development in Palmdale.

To our dismay, we were informed today that the buyer is cancelling escrow because a representative of the Los Angeles County Planning Department informed him that the land use designation for our property was changing in November from N1 which permits 1 dwelling unit per 2 acres to RL10 which would permit only 1 dwelling unit per 10 acres. After several conversations with Planning Department representatives today and review of certain documents, I understand that this land use change together with a zone change from A-2-1 to A-1-2 is indeed contemplated and imminent.

While we were disappointed with the cancelled escrow, it is fortuitous that this information has come to our attention now before the new Antelope Valley Area Plan is adopted. Otherwise, we may not have had an opportunity be heard on this matter. At no time have we ever received any notice whatsoever informing us that a land use or zone change for our property was contemplated. Had we been notified from the start, we would have vociferously participated in the process and submitted our comments and objections. Among many other reasons, a change in land use to RL10 would essentially render our property, which cost us close to \$1,000,000 to acquire, utterly worthless.

Please find enclosed the following documents:

- The assessor map for the parcels that make up our 50-acre property.
- An aerial view photo showing our property's proximity to the Anaverde community and paved Avenue S.
- A photo of Avenue S which was constructed to accommodate high residential density and a large volume of traffic.

F

Page 2 of 2
Mssrs. Antonovich and Hickling
July 28, 2014

- An aerial view of our property showing the approximate location of proposed or existing large scale residential developments in its vicinity.

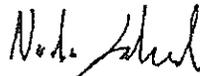
The March 2011 Preliminary Draft Antelope Valley Area Plan (the "2011 AV Plan") of which we had no notice of and for which the comments deadline was September 14, 2011, proposed a land use change for our property and neighboring properties to RL20. The owners of the properties which comprise the "Quail Valley" project, a now defunct 720-home residential development which is located to the east and south of our property, were able to effectuate changes to the 2011 AV Plan such that the land use designation for some of their parcels (e.g., APNs 3054-003-010, 3054-004-016, etc.) which were previously designated RL20 in the 2011 AV Plan are now designated RL2 on the July 2014 Antelope Valley Area Plan. We, however, did not have that opportunity since we were never notified of the revised Antelope Valley Area Plan and hope that we will not now be prejudiced.

Our property is similarly situated to the properties owned by 15th West & Ave S, LLC (e.g., APNs 3004-014-023, -024, -005, -004, -001, etc.) directly to the north on the north side of Avenue S (see enclosed aerial map of nearby residential projects cross-hatched in green). Those properties are currently zoned A-1-1 with an N1 land use. Our property is currently zoned A-2-1 with an N1 land use. Per the July 2014 Antelope Valley Area Plan, those properties would continue to have a 1 dwelling unit per 2 acres land use (RL2) whereas our land use designation is proposed to change to 1 dwelling unit per 10 acres (RL10). This would result in similarly situated properties with drastically divergent land uses and no reasonable basis for the distinction. Likewise, there is nothing significantly different between our property and the properties that make up Quail Valley (see enclosed aerial map of nearby residential projects cross-hatched in pink). The land use for the Quail Valley properties is currently N1 which is the same land use as our property. However, only our property will suffer a drastic degradation in permissible density if the current proposed Antelope Valley Area Plan is approved.

It is procedurally unfair that we should suffer a zone and land use change without any notice and also unfair and arbitrary that our property which is similarly situated to the 15th West & Avenue S, LLC properties and the Quail Valley properties should alone suffer a drastic degradation in land use designation and also suffer a zoning downgrade. We request that for now, at a minimum, the Antelope Valley Area Plan be amended so that the land use designation for our property is modified to RL2 just as with the 15th West & Avenue S, LLC properties and the Quail Valley properties and that the zoning for our property be modified to A-1-1. We would appreciate your assistance in this matter.

I will follow up with you in a few days to discuss how we can achieve a speedy resolution. Thank you for your time.

Sincerely,

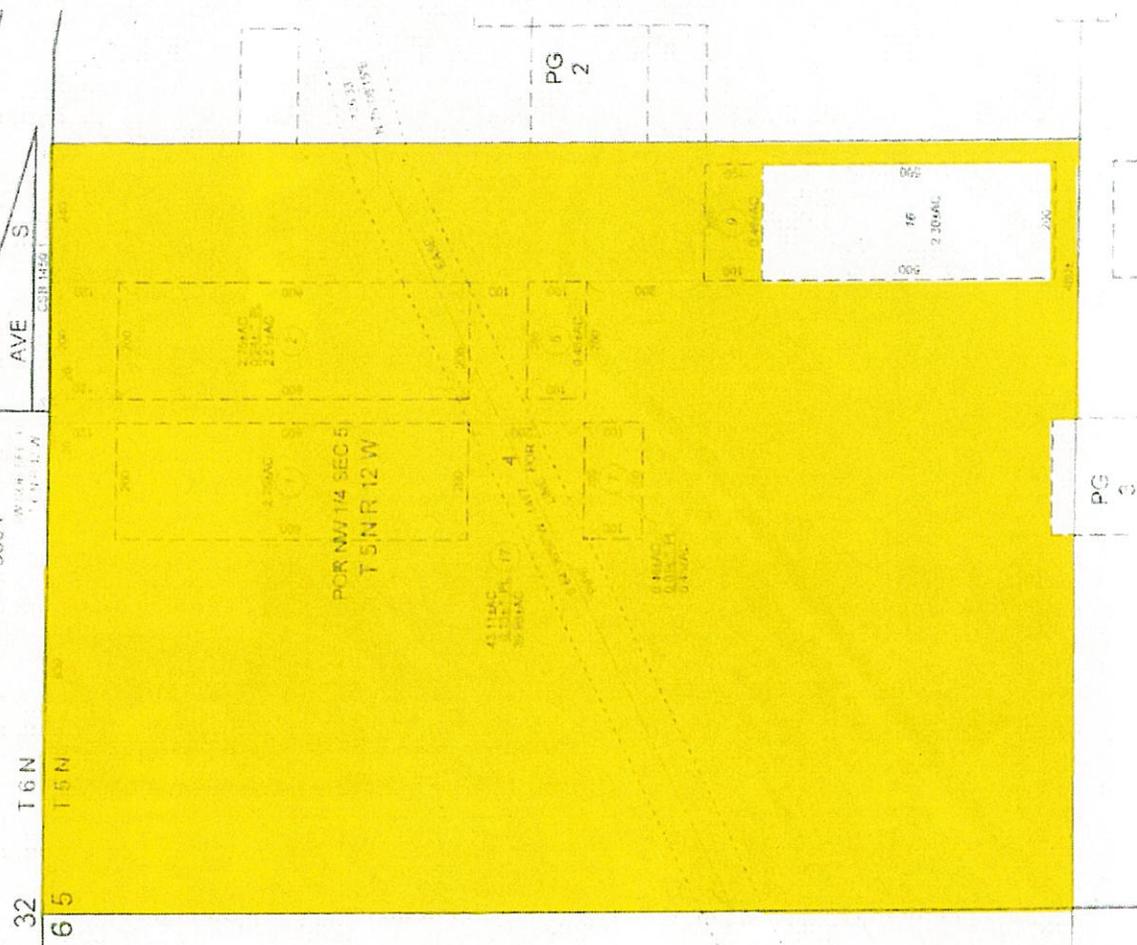


Nada V. Lahoud

enclosures

23938 Strathern Street, West Hills, CA 91304
(818) 812-6300 | nlahoud@5threalty.com

3054	1	6	104-1	TLA	7/0/9	11/11/11	2006/08/11/0001001 A1	BK 3004	AVE S	54	SEALING	3054-01-017 COPYRIGHT © 2011 COPRIGRO 1 DEL
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MAP BY LANDLORDS
SPRINGER
SCALE 1"=100'

- 3054-001-017 43.11± AC
- 3054-001-001 2.75± AC
- 3054-001-002 2.75± AC
- 3054-001-007 0.45± AC
- 3054-001-005 0.46± AC
- 3054-001-009 0.46± AC

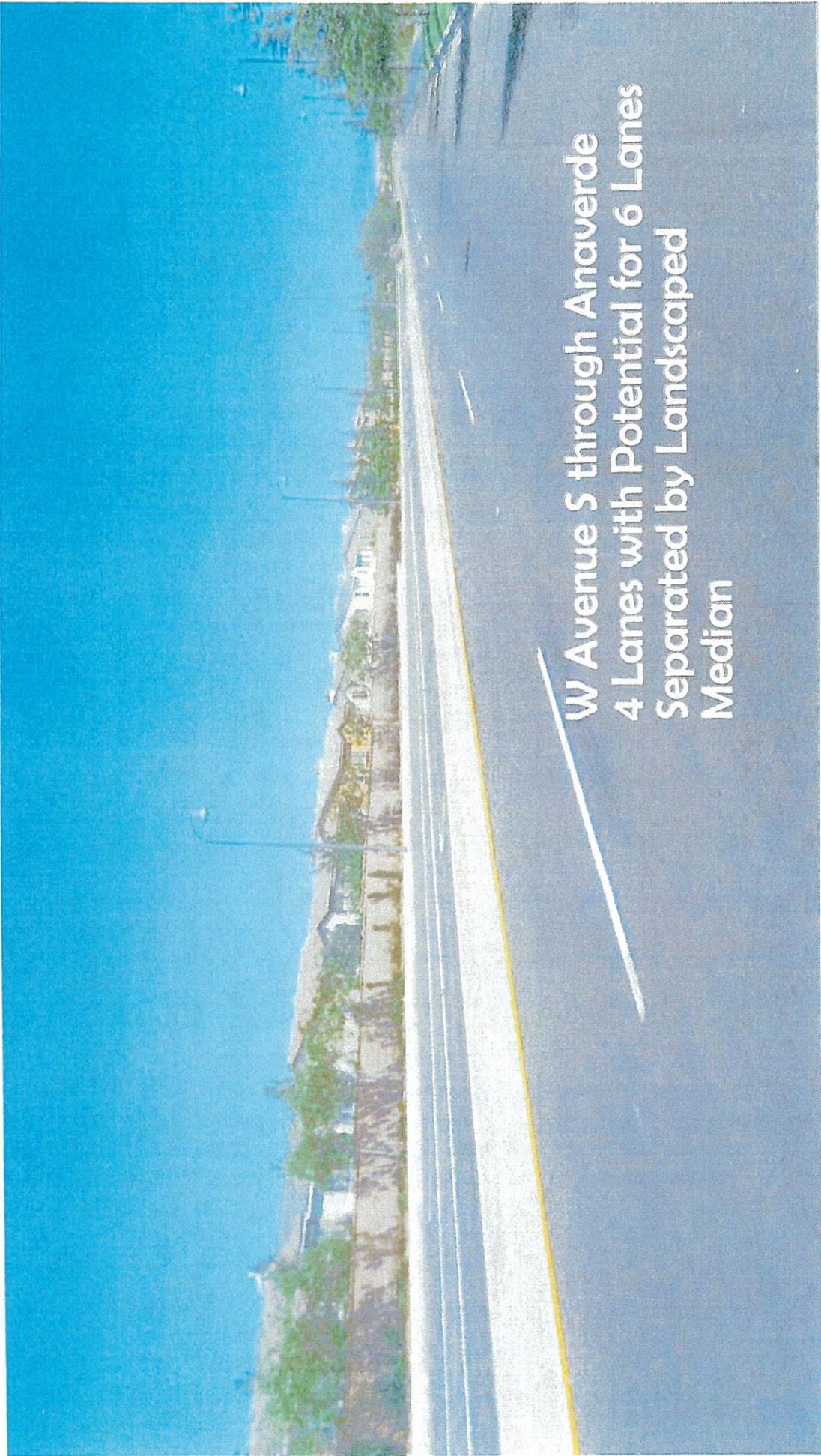
Gross
49.98± Acres



ATONIS CO Development

W Avenue S

Subject Property



**W Avenue S through Anaverde
4 Lanes with Potential for 6 Lanes
Separated by Landscaped
Median**

Carl Nadela

From: Laura Sickler [lynnsपो@att.net]
Sent: Monday, July 21, 2014 9:43 AM
To: Carl Nadela
Subject: Re: Property on Sierra Highway

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Carl: Thank you for responding. This Wednesday I have doctor appointments, but the 30th is great. What information do I need to bring? What time would be best for you? I volunteer at Acton Park's movie night on Wednesday, so 1 would be best for me. Lynne Sickler 661 269-0055

On Monday, July 21, 2014 8:08 AM, Carl Nadela <cnadela@planning.lacounty.gov> wrote:

Hi Lynne,

Sorry for the late response. Norm did send me your info the week before last, but I just wasn't able to contact you until now. Anyway, as Norm mentioned below, I do have office hours in the AV Field Office every Wednesday for the next few weeks. We can meet then to discuss your concerns. I'm free this coming Wednesday (7/23) from 10-12 noon and next Wednesday (7/30) from 1-3 pm. Do any of those dates and times work for you? If not, we can work out another common date and time for us to meet.

Thanks!

Carl

Carl Vincent Nadela
 Community Studies North
 Los Angeles County Department of Regional Planning
 213-974-6476

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From: Hickling, Norm [mailto:NHickling@lacbos.org]
Sent: Friday, July 18, 2014 8:42 AM
To: 'Laura Sickler'
Cc: Carl Nadela
Subject: RE: Property on Sierra Highway

He does have office hours at the Lancaster Regional Planning office every Wednesday

Norm Hickling
 Supervisor Antonovich Antelope Valley Field Office
 1113 Ave M-4, Suite A
 Palmdale, Ca 93551

From: Laura Sickler [mailto:lynnsपो@att.net]
Sent: Friday, July 18, 2014 8:41 AM
To: Hickling, Norm
Subject: Re: Property on Sierra Highway

Hi Norm: Carl hasn't contacted me about this property? Is there a way I can contact him directly?
See you Monday evening.....Lynne

On Tuesday, July 8, 2014 11:16 AM, "Hickling, Norm" <NHickling@lacbos.org> wrote:

Thanks again....I have sent this information on to Carl as well. I know he will be contacting you about this and, we will see how to work with the department and community

Norm Hickling
Supervisor Antonovich Antelope Valley Field Office
1113 Ave M-4, Suite A
Palmdale, Ca 93551
661-726-3600

From: Laura Sickler [mailto:lynnsपो@att.net]
Sent: Tuesday, July 08, 2014 10:54 AM
To: Hickling, Norm
Subject: Property on Sierra Highway

Norm, while I'm in the protesting mood I want to protest the zoning of my property located between Sierra Highway and A. V. Freeway and surrounded by commercial properties. 3217 019 005. The only logical use for this 4.9 acres is commercial. I've talked to representatives of Regional Planning and they agree, however, because Acton Town Council won't approve, the property can't go commercial. I was told by Regional Planning to apply for a zone change, the cost being about \$15,000, and if the change didn't go through I wouldn't be refunded the money. Please help me.....Lynne Sickler 661 269-0055, 5301 Soledad Canyon Road, Acton (Ravenna) CA.

Carl Vincent C. Nadeña, AICP
Los Angeles County Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

July 11, 2014
Fax 213-6260434
tnc@planning.lacounty.gov

Re: Comment on NOP of an EIR for Antelope Valley Area Plan.

Per the slide shown at the L.A. Meeting 7-7-14, this EIR is supposed to "Provide a comprehensive environmental document that serves as a guiding tool for decision makers." It is a program EIR not a project EIR and thus it projects out 30 years. 30 days is too short a period to prepare a proper EIR without the comprehensive scientific data which proves the need for the drastic reduction in dwelling units in the rural areas this EIR calls for.

Even the 90% reduction of dwelling units on my property, or even one dwelling unit on 80 acres, is subject to **"Additional review."** This leaves a project open to whatever environmental whim is fashionable and does NOT provide a "tool for decision makers." Please produce the scientific proof for each area of the AVAP so an owner can predict what he/she can do with the property.

we have paid all our property taxes for thirty-six (36) years and now the proposed EIR essentially makes continuing to pay taxes seem not worthwhile. The cost to build anything makes such a notion insane. Please provide the EIR with an economic impact study of the rural lands on which it has so drastically reduced the number of dwelling units to determine if the AVAP EIR doesn't remove so much property from the tax rolls that L.A. County cannot support its Regional Planning Department and the grand transfer of rural land from private citizens and in essence, to environmental non tax producing entities.

Please consider putting my 80 acres (APN: 3064-016-021) in the MU-R land use/zone. We are in a transition area north of the proposed CR land use/zone for the Jesus Canyon Ranch (APNs: 3064-016-022,010) and residential land to the north.

Thank you,
Mary Justice
3998 Avenida Verano
Thousand Oaks, CA 91360 (805) 551-0776, fax (805) 531-9529
Attania7@gmail.com

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RECEIVED
AUG 05 2014

August 1, 2014

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Attention: Richard Bruckner

RE: Proposed Los Angeles County General Plan – 2035

Dear Mr. Bruckner,

It is our understanding that the proposed Los Angeles County General Plan – 2035 is scheduled for review, consideration, and possible action on August 6.

Due to the fact that Mr. Nadela provided the plan to our full board on June 30, there has not been significant opportunity for AVEK Water Agency to provide community outreach regarding any potential impact(s) of the plan. As such, we are respectfully requesting additional time in order to meet with the members of our community.

As you are aware, AVEK Water continues to champion water banking and has taken a leadership role in the critical emergency water shortage and its environmental impact on every Californian.

AVEK Water Agency supports a measured and thoughtful process in order to achieve the best results for our customers.

Your kind consideration to our request is very much appreciated. Please feel free to contact me if you have any questions.

Sincerely,

for Michael Flood

Dan Flory, General Manager
Antelope Valley – East Kern Water Agency
(661) 943-3201
dflory@avek.org

cc: Michael Antonovich ✓



ANTELOPE VALLEY - EAST KI

Property List

Los Angeles County

7/10/2014

	APN
1	3001-029-901
2	3001-029-903
3	3001-029-904
4	3001-029-905
5	3001-059-900
6	3001-060-901
7	3001-060-902
8	3001-132-900
9	3029-005-901
10	3039-029-027
11	3039-029-908
12	3039-029-909
13	3041-021-900
14	3041-021-901
15	3041-021-902
16	3041-021-903
17	3041-021-904
18	3041-028-901
19	3041-028-902
20	3041-028-903
21	3041-032-901
22	3041-032-902
23	3044-017-900
24	3044-017-901
25	3044-018-900
26	3044-018-902
27	3044-018-903
28	3044-033-900
29	3044-033-901
30	3046-027-901

31	3046-032-012
32	3046-032-908
33	3046-033-904
34	3046-033-910
35	3046-033-911
36	3046-033-912
37	3053-021-902
38	3053-021-906
39	3053-021-909
40	3053-021-910
41	3053-027-900
42	3053-028-025
43	3053-028-270
44	3053-028-272
45	3053-028-273
46	3053-032-270
47	3053-032-271
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83	3235-007-901
84	3236-002-900
85	3236-002-901
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87	3236-002-903
88	3236-002-904
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90	3236-003-900

91	3236-003-901
92	3236-003-902
93	3236-003-903
94	3236-004-900
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100	3236-013-900
101	3236-013-901
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104	3236-018-900
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107	3236-019-901
108	3236-020-901
109	3236-020-906
110	3236-020-907
111	3236-020-908
112	3258-001-900
113	3258-001-901
114	3258-001-902
115	3258-010-900
116	3258-010-901
117	3258-010-902
118	3261-001-005
119	3261-003-007
120	3261-003-015
121	3261-003-031
122	3261-009-900
123	3261-011-028
124	3261-011-029
125	3268-019-076
126	3268-021-011
127	3268-021-012

To: Carl Nadela
candela@planning.lacounty.gov

General Plan EIR NOP Comments

From: Judith Fuentes
47458 92nd Street West
Antelope Acres, CA 93536

Date: July 10, 2014

The following eight comments are a clarification of the remarks I submitted at the Scoping Meeting on June 26, 2014

Please use this revised list along with several other new integrated observations.

1. *Agricultural Opportunity Areas must be included in the Plan. They have been completely eliminated. Economic Opportunity Areas are not the answer for a rural lifestyle and do not provide the chance for a non-urban education.*
2. *EOA should not be in rural zones past 70th Street West.*
3. *All rural town areas and rural town centers, with the exception of one or two, look exactly alike in the photo representations. Each place has its distinct look but will blend in with every other town center to "look rural" if build out is like the photos. Disneylandish.*
4. *Solar generating facilities must be in industrial areas. They are not economical, not rural, not commercial and only support a few full time, permanent jobs (that are not agricultural, either). They take up open space, farmland and reduce the space available for rural residential living that Antelope Acres had planned on in developing their unique community.*
5. *Fox Field contributes to industrial sprawl in a rural area. Fox Field creates light pollution, more traffic and noise due to warehouse trucking business. No more commercial overlay or manufacturing should be designated in this area. There are abundant vacant buildings and locations in the interior, not outskirts, of cities of Lancaster and Palmdale to fulfill any commercial or manufacturing needs.*
6. *Highway 138 (west section) should not be improved other than for safety (two lanes, pull outs, slightly inclined shoulders).*
 - *Put up more Speed Limit 55 mph signs, placed at closer intervals, and more Headlights On signs.*



- *Embed large, raised, yellow or white painted dots on the lanes so drivers stay on their side.*
- *Keep heavy trucking traffic from using 138 as a by-pass.*
- *Improve the State 5 Freeway so it is safer.*
- *Install more lanes on State 5 Freeway for LA commerce.*
- *Expansion of the NW corridor should not occur. It only encourages development, more traffic, noise, pollution, and it divides in half the rural communities of Antelope Acres, Fairmont and Neenach with any expansion of Avenue D (Highway 138).*
- *Expressways bring development with them. Development in the northwest Antelope Valley would produce undesirable urban sprawl.*
- *Additional lanes and connector ramps would lead to more traffic in a rural area.*
- *Additional traffic would produce more air pollution from diesel and gas fumes, along with increased respiratory and health problems.*
- *It will disrupt wildlife movement across the valley.*
- *Any 'improvements' for increasing mobility options create a region permanently ready to cater to a vehicle-dependent population.*
- *Rural property owners would be affected by improvements where a 200-foot width must encroach on their land.*
- *A goal of the MTA to ease truck traffic from north I-5 to Riverside area and beyond, and vice-versa for traffic from east to central or north California, is completely flawed.*

Please note: Little, if any, of that traffic is generated in the Gorman-Grapevine area or the Victorville area. Since SR-58 (2004) is almost all freeway from Bakersfield to Kramer Junction, it seems a better and less expensive option to upgrade SR-58 and US-395 to the freeway from Kramer Junction to its intersection with I-5. Millions of dollars have already been spent to create a truck-friendly bypass in the Mojave area.

15. One of the goals to promote filming in the AntelopeValley won't happen if, in the background, there are transmission lines, switching stations and miles of solar panels. Before additional massive solar generating projects on open space land are approved, an equivalent amount of energy provided by roof-top solar/electric systems should be worked into a system that alleges to be renewable.

16. The goal to promote recreation and tourism is for people to come to see the poppies and wildflowers. The promotion of solar panels puts this goal at odds because no one will be able to stop and walk out among the wildflowers that cover a great deal of the west Antelope Valley and Antelope Acres area. There will be no more.

17. There is light industry at 70th Street West, and no more are needed in an area where everyone is trying to live a rural lifestyle. Residents either live across the street from that location or within a few miles.

18. Although several scenic highways were proposed but never adopted in the previous general plan, there must be serious consideration to fulfill this mandate in the new Plan. Avenue I from 90th Street West through Lancaster Road all the way to Highway 138, (where the road ends) and 90th Street West from Avenue J to Avenue A must be considered as Scenic Highways.

19. Several years of effort went to document GPS information for Equestrian Trails. They are recorded with the Parks and Recreation. They must be included and documented in the Plan. This is to help encourage and promote the rural lifestyle by anticipating rural residential growth.

20. The Centennial Development must strongly figure into the Plan. The loss of open space, the amount of county resources to maintain an urban environment, the number of affordable houses proposed, and the impact of urban sprawl will result in diminishing the incentive of a rural lifestyle. The uniqueness of the WestAntelopeValley must not be ruined.

Thank you for your attention and taking my comments. Please contact me at 661-723-1882 if you have any questions, or at the above address.

Judith Fuentes

7. *There are no buffer zones for rural areas. Land use in the Antelope Acres goes from commercial to sparsely inhabited. Economic Areas will be commercial centers.*

8. *I request specifically to not be in the EOA.*

9. The scope of the Plan takes in overwhelming consideration for build-out and growth, favoring the cities' pressure against anything rural around Antelope Acres. No further development, light manufacturing or commercial building should be planned. Please take it out. There is enough of this on the outskirts of Lancaster that infringes on the rural heritage of our area.

10 I strongly object to the zoning and land use adjacent to Fox Field. The section of land there should be left undeveloped and as a buffer zone upon leaving the cities. Manufacturing and industrial uses there will demolish open space and contribute to unsightly mechanized sprawl. What was once a small county airport is now hidden among a rambling construction of trucking warehouses and business park enterprise zone.

11. The Economic Opportunity Area designated for Antelope Acres must be removed and it should be replaced to reflect an Agricultural Opportunity Area. The recently constructed over-sized market/gas station/meat market/sandwich shop competes with a tiny market, a small restaurant, and a feed/hardware store, which is enough enterprise for a non-urban locale. Truck storage and truck parking businesses are undesirable and incompatible.

12. Populations of rural unincorporated areas have as much right to be objective about where manufacturing belongs. Since a majority of workers would supposedly come from more densely occupied areas, cities should fill the vacant buildings and land within the city core, keeping a buffer on all sides for a transition to rural. This was the strategy a while ago. It was even an attraction point to west Los Angeles County.

13. Parks (other than those that currently exist) should not be considered a priority or a necessity for rural strategy. They are temporary destinations. Farmland, Agricultural Opportunity Areas, Equestrian Trails, and Open Spaces are what make final destinations rural.

14. Town centers are too structured, like a smaller downtown version of the city. When older structures are torn down and 'convenience' or brand-name chain stores get here, rural areas become another part of a city, an extension of businesses contributing to leapfrog development and sprawl.

Carl Nadela

From: Virginia Stout [briaspirt@hotmail.com]
Sent: Saturday, June 28, 2014 1:19 PM
To: Carl Nadela
Cc: Jay Lee
Subject: NOP-A V Area Wide Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Nadela:

The Antelope Acres Town Council request the following changes in the DEIR for the Antelope Valley Area Wide Plan :

1. Removal of the EOA designation for the areas between Ave B to the north; Ave J to the south; 60th Street West to the east ; and 110th St. to the west. We wish a return to the previous designation as an agricultural opportunity area. The majority of this area is within Antelope Acres Town borders, and it appears that the EOA designation may make it easier for Lancaster to annex this area if enough people feel Lancaster will allow them to develop easier than the County.
2. Delete rural commercial and mixed use zones from the above named area, except in the identified Town Center.
3. Remove Energy Ordance areas from within the borders of Antelope Acres. We already have more than our share of industrial solar, making it difficult to plan for an agricultural opportunity residential town for the future with so much of our land in industrial dead zones.
4. Please add the following streets to a designation of proposed scenic highways: 90th St. West from Ave J to Ave. A ; Ave I to Lancaster Road to Highway 138/Ave. D; Ave D/ Highway 138 from 60th St. West to the 5 Freeway.
5. Change the terms "degraded" and "disturbed farmland" to "second growth desert", which more accurately reflects the condition of the land. Like second growth forests, the desert is always in the process of reclaiming itself. The results are stunning displays of blue, orange, brilliant yellow wildflowers that carpet the whole west end of the AV in Spring with the slightest of rain; the kit foxes, badgers, rabbits, roadrunners, quail, fairy shrimp, hawks and eagles and those birds that migrate through the AV; and the various native bushes and willows, such as the rabbitbrush that turns the desert brilliant yellow in Fall.
6. Why was RL 40 changed to RL 20??
7. Are the temporary solar industrial jobs counted in the jobs build out numbers??

These are some of our concerns. Thank for your time.

A handwritten signature in dark ink, appearing to read "Ginger Stout".

Sincerely,

Ginger Stout

Antelope Acres Town Council Vice President

9136 W. Avw F4

Antelope Acres, CA 93536

Carl Nadela

From: Robert T. Rubin [rtrubin@yahoo.com]
Sent: Tuesday, June 03, 2014 3:47 PM
To: Carl Nadela
Cc: Susan Tae; DRP LDCC; Robert T. Rubin; Charles Rubin
Subject: Re: Property zoning as part of L.A. County Master Plan
Attachments: image003.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Nadela,

Thank you for your message. We look forward to hearing from you further about our request for zoning planning information.

Yours sincerely,
Robert Rubin

On Tuesday, June 3, 2014 3:02 PM, Carl Nadela <cnadela@planning.lacounty.gov> wrote:

Hi Robert,

Thanks for your email. Our LDCC Section forwarded your email to me. I will be the lead person in reviewing your request. I hope to give you some feedback on this in the next week or so.

Thanks!

Carl

Carl Vincent Nadela
Community Studies North
Los Angeles County Department of Regional Planning
213-974-6476

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From: DRP LDCC
Sent: Tuesday, May 27, 2014 10:28 AM
To: Tina Fung; Alyson Stewart; Carl Nadela
Cc: Connie Chung
Subject: FW: Property zoning as part of L.A. County Master Plan

Hi,

I believe this is regarding Zoning Consistency. Thanks.

Regards,

Land Development Coordinating Center Section
Department of Regional Planning
320 W. Temple Street, Room 1360
Los Angeles, CA 90012
<http://planning.lacounty.gov/>
General inquiries: 213-974-6411
Hours: M, Tu, Th 7:30am-5:30pm & W 8:30am-5:30pm
Closed every Friday

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From: Robert T. Rubin [mailto:rtrubin@yahoo.com]
Sent: Sunday, May 25, 2014 1:40 PM
To: DRP LDCC
Cc: Robert T. Rubin; Charles Rubin
Subject: Property zoning as part of L.A. County Master Plan

I am writing concerning unimproved land along highway 138 in Pearblossom, CA owned by my brother, Charles G. Rubin, and me, Robert T. Rubin, under the name Orange Street Townhomes LLC. The assessor's IDs for the parcels are:

3038 021 037
3038 021 040
3038 021 041
3038 022 046
3038 023 032

The California Department of Transportation plans to widen highway 138, on which the above listed property fronts, and wants to acquire part of our frontage for the widening. In discussions with CA DOT, they indicated that your office was considering downgrading the Commercial zoning of our property to Rural Residential, as part of the L.A. County Master Plan. We strongly protest this potential rezoning, because it would drastically reduce the possible uses of the property and destroy its current value.

No one would want to live close to a widened highway 138, that will have two lanes in each direction and which is a major vehicular highway. The noise factor

day and night would be very difficult for any residents near the highway. Thus, for all practical purposes the highway frontage part of the property would be rendered useless.

The best possible future use of the property would be for rural commercial use; for example, for a distribution warehouse or some other large commercial venture that would not materially interfere with traffic flow along highway 138. We can understand that your Department would not want a series of small establishments along that section of the highway that would require exit from and entrance to the highway by many vehicles, such as drive-through fast-food or other businesses, and we have no intention of developing our property in that manner. To go to the other extreme, however, and consider re-zoning our property to Rural Residential, would render the property close to worthless.

We would appreciate hearing from you at your earliest opportunity to discuss any plans you have for possible re-zoning of our property. Thank you for your consideration.

Yours sincerely,

Robert T. Rubin

Charles G. Rubin

P.S. Please note new contact information for Orange Street Townhomes, LLC:

c/o Robert T. Rubin
4924 Oceanaire Street
Oxnard, CA 93035-2800

Phone: 805-985-4586 Cell: 310-882-0920

