

Summary of RPC Public Hearing on Draft 2014 Antelope Valley Area Plan

On Saturday, September 27, 2014, the Los Angeles County Regional Planning Commission conducted a public hearing on the Antelope Valley Area Plan Update project, which includes the Draft Antelope Valley Area Plan, zone changes, and Zoning Code amendments to Title 22 of the County Code.

After hearing testimony from approximately 70 persons, the Commission voted 4-0-1 (absent) to close the public hearing, and recommend to the Board of Supervisors approval of the Plan with the changes in response to comments as submitted by staff on September 11, September 18, and September 27.

In addition, the Commission indicated the following changes to be incorporated as part of their recommendation of approval:

1. Change first paragraph of page I-2 as follows:

The purpose of the Antelope Valley Area Plan (Area Plan) is to achieve the communities' shared vision of the future through the development of specific goals, ~~and~~ policies, land use and zoning maps, and other planning instruments. This shared vision is articulated in the Town and Country Vision Statement, which was developed by the Antelope Valley communities in various workshops in 2008. It goes: Development of the Area Plan was driven by people who live, work, and play in the Antelope Valley and are committed to positive change. Their insights and observations helped to identify crucial issues, priorities, and desires for their communities, and their recommendations formed the basis of the Area Plan's goals and policies. Continued community participation, coupled with strong leadership by the Los Angeles County Board of Supervisors and service providers, will ensure that the Area Plan continues to meet residents' needs today and achieves their vision of the future.

The Antelope Valley region is a wonderful place to live, work, play, and raise a family. The Valley is a mosaic of unique small towns in which rural lifestyles are cherished. These diverse towns are unified by an extraordinary environmental setting that includes agricultural lands, natural open spaces, expansive mountain views, diverse ecological habitats, and dark night skies. The Valley's network of trails, roads, and transit link these dispersed towns to each other and to a wide offering of local-serving businesses and quality social, educational, cultural, and recreational services and facilities.

Residents, business owners, and property owners collaborate with a responsive local government to ensure that life in the Antelope Valley region will continue to be exciting, enjoyable, and rewarding. The growing population's need for additional housing and employment opportunities is balanced against the need to respect historical heritage and preserve the natural environment. Public improvements and private developments are sustainable, conserving available resources and relying on alternative energy sources, and complement the small scale of existing rural towns. A wide array of activities and opportunities for youth ensure that the Valley's high quality of life will be sustained for future generations.

2. Change Policy LU 3.1 to state:

Policy LU 3.1: Prohibit new development on fault traces and limit the amount of development in Seismic Zones ~~outside economic opportunity areas~~, through appropriate land use designations with very low residential densities, as indicated on the Land Use Policy Map (Map 2.1) of this Area Plan.

3. Change Policy LU 3.2 to state:

Policy LU 3.2: Limit the amount of potential development in Very High Fire Hazard Severity Zones ~~outside economic opportunity areas~~, through appropriate land use designations with very low residential densities, as indicated on the Land Use Policy Map (Map 2.1) of this Area Plan.

4. Change Policy LU 3.3 to state:

Policy LU 3.3: Limit the amount of potential development in Flood Zones ~~outside economic development areas~~ designated by the Federal Emergency Management Agency, through appropriate land use designations with very low residential densities, as indicated on the Land Use Policy Map (Map 2.1) of this Area Plan.

5. Change Policy LU 3.5 to state:

Policy LU 3.5: Limit the amount of potential development in landslide and liquefaction areas ~~outside economic development areas~~, through appropriate land use designations with very low residential densities, as indicated on the Land Use Policy Map (Map 2.1) of this Area Plan.

6. Change Policy COS 5.1 to state:

Policy COS 5.1: Identify and protect natural landforms and vistas with significant visual value, [such as the California Poppy Preserve](#), by designating them as Scenic Resource Areas.

7. Change Policy COS 6.8 to state:

Policy COS 6.8: Support innovative agricultural business practices, such as agricultural tourism and [farmers' cooperatives](#) ~~processing~~, necessary for adapting to changing economic and environmental conditions by streamlining regulations.

8. Change Policy COS 16.2 to state:

Policy COS 16.2: ~~Require that~~ [Maximize the use of](#) native vegetation ~~be used~~ in ~~all~~ landscaped areas, provided that vegetation meets all applicable requirements of the Fire Department and the Department of Public Works.

9. Change Policy COS 17.1 to state:

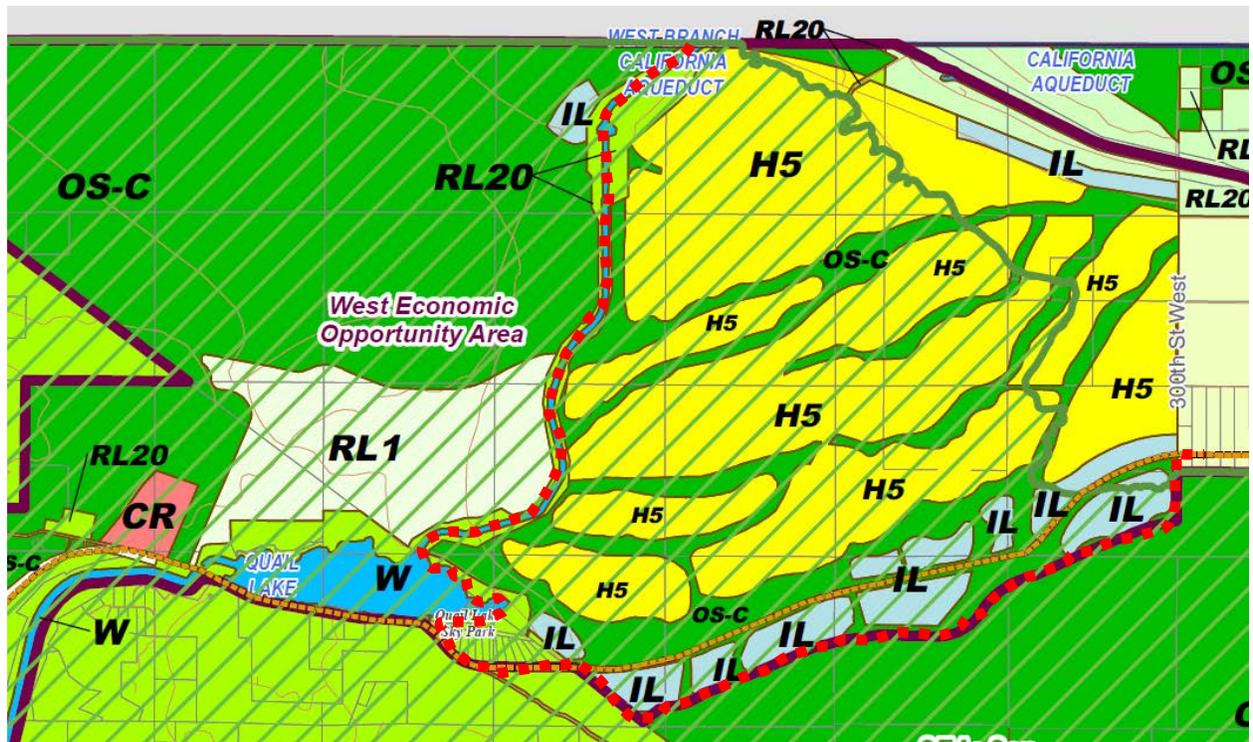
Policy COS 17.1: ~~Require~~ [Promote](#) green building techniques for the construction and operation of ~~all~~ public and private buildings in the unincorporated Antelope Valley.

10. Revise the last paragraph of Subsection 3 (West EOA) of Section C (Economic Opportunity Areas) of Part II (Implementation Programs) in Chapter 8 (Plan Implementation) to state:

With the number and size of contiguous parcels owned by two property owners (Tejon Ranch Company and Bruce Burrows), a Specific Plan, ~~Community Plan~~ or similar planning activity will be required for more specific master-planning activities for these specific parcels. This is necessary to ensure that development in the area occurs in an orderly and sustainable way, and that the required infrastructure and public utilities are in place at a master-planned level before these new developments are established. Thus, this Area Plan specifically requires the preparation and adoption of a Specific Plan ~~or a Community Plan~~ or similar planning document for these parcels before any master-planned development (as defined by this Area Plan in Chapter 1) can be approved. If a complete application for Specific Plan or similar planning document is not submitted within five years of the effective date of this Area Plan, the Department of Regional Planning may initiate a Community Plan for the West Economic Opportunity Area.

11. Add broader language in the Plan regarding SEAs and a future SEA ordinance that addresses flexibility in the review of projects based on value of resources and mitigation, and that adjustments to the SEA boundaries may be made in the future based on certain criteria.
12. Revise the SEA boundary within the West Economic Opportunity Area to follow the west Branch of the California Aqueduct and the east edge of Quail Lake on the west and the CA-138 and West EOA boundary on the south (See Figure below).

West EOA



13. Revise SEA boundary within the Central Economic Opportunity Area to establish the Southern Pacific Railroad as the westernmost boundary (See Figure below).

Central EOA

