



Greater Antelope Valley Association of REALTORS®

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July 29, 2014

Richard Bruckner, Director of Regional Planning
Los Angeles County - Department of Regional Planning
320 West Temple Street, Room 1356
Los Angeles, CA 90012

RE: County Ordinances and Plan Updates

Dear Mr. Bruckner:

We are writing to you today in an effort to express our outrage with the multitude of major efforts including multiple plan updates and major ordinances being put forth, simultaneously, to the planning commission by the Department of Regional Planning (DRP).

The Greater Antelope Valley Association of REALTORS® has been supportive and patient with the efforts of the Blue Ribbon Committee in their attempts to work with DRP staff to develop a plan which is more equitable for the citizens of the Antelope Valley. We are supportive of the efforts of the Supervisors in directing the DRP to expedite the Antelope Valley Areawide Plan (AVAP) through approval by November of 2014. We are, however, outraged at the actions of the DRP in seeking Planning Commission approval of the SEA and HMA Ordinances and the Countywide General Plan (GP) update prior to action on the AVAP. It appears to us these actions were taken in an attempt to circumvent the intent of the Board Motion passed on June 10, 2014 which clearly put consideration of the AVAP before the GP. We firmly believe that the AVAP, and in fact *all* currently drafted community plans should be completed and approved by both the Planning Commission and the Board of Supervisors prior to consideration of the GP or other major ordinances.

The AVAP, which is currently under study for its Environmental Impact Report (EIR), is a very different version than the one previously published in 2011. The implementation element for the AVAP is not complete in the current draft version and won't be available to the community for review until at least mid-August by your own schedule. Why was the plan not released to the public in its entirety? At the same time that community members are being asked to review a plan which proposes major impacts to local land use, the department is also asking these same groups and individuals to review and either comment on, or blithely accept, other proposed ordinances. Specifically, in the Antelope Valley, residents are currently being asked to review and comment on the Significant Ecological Area and Hillside Management Area ordinances, the Antelope Valley Area Plan *and* the General Plan. The citizens reviewing these documents are volunteers, who have other commitments outside of reviewing county plans. The DRP is being patently unfair to its constituents in the attempt to pass all of these major documents at the same time, and not in a logical order.

It is our view that ALL current community plans located throughout the County should be completed and adopted prior to consideration of the GP or other ordinances. We feel very strongly that it is the intent of the DRP to overwhelm the very constituents whom it should be serving, with so much material that they "give-up, throw in the towel, and surrender" to the force that is Regional Planning and walk away without comment. We do not intend to give up and we ask that you accede to the wishes expressed by the Board of Supervisors in June by placing the GP and other major ordinances on hold until the AVAP is adopted. We further request that all area plans be completed prior to action on the GP. Once adopted, standards from the Area Plans may be inserted into the General Plan making the documents consistent. We ask that you delay any action on the General Plan and related ordinances until the full impacts of all Area Plans may be appropriately incorporated into the General Plan.

Respectfully,

Rob Talbot, President