

The community does not have a rural town center area but is served by the rural town center areas in Littlerock and Pearblossom. The Juniper Hills Community Center on 106th Street East serves as a community meeting place, in lieu of a rural town center area, and residents have expressed a desire for a Post Office. No portion of the community has been designated for commercial or industrial use, and new commercial or industrial uses are strongly discouraged, as they are not compatible with the community character.

The entire community is considered to be a rural town area and has been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 gross acres of land. This very low density reflects the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural town area should be limited to single-family homes on large lots, light agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Lake Los Angeles**

The community of Lake Los Angeles is in the eastern portion of the Antelope Valley. As of the 2000 Census, it had the largest population of any unincorporated community in the Valley. Many portions of the community are developed or partially developed with a wide range of uses and a distinctly rural character. The remaining portions are largely undeveloped and generally not served by existing infrastructure, include environmental resources, such as buttes and Significant Ecological Areas, and are subject to safety hazards, such as Flood Zones.

The community has a rural center area along Avenue O between 167th Street East and 172nd Street East, and along 170th Street East between Avenue O and Glenfall Avenue. The rural town center area has been designated as Rural Commercial (CR) to serve the daily needs of residents and provide local employment opportunities. New buildings in the rural town center area should be limited to two stories in height and include Old West or Southwestern design elements at a pedestrian-scale, with primary building entries facing Avenue O or 170th Street East. New development in the rural town center area should not require the installation of urban infrastructure, such as concrete curbs and gutters and traffic signals.

The rural town center area should continue to be the focal point of the community and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Streetscape improvements are recommended for Avenue O and 170th Street East, including native landscaping, "Old West" style street lights that meet dark sky objectives (only where necessary for public safety), and coordinated street furniture, such as benches, bus shelters, and bicycle racks. Other public amenities, such as plazas and community bulletin boards, are also encouraged in this area.

Some areas outside of the rural town center area have also been designated as Rural Commercial (CR) to provide additional commercial services, such as feed and tack stores. These areas include the intersection of Avenue P and 170th Street East and the northwest and northeast corners of the intersection of Avenue ) and 175th Street East. New buildings in these areas should also be limited to two stories in height and include Old West or Southwestern design elements at a pedestrian-oriented scale with transportation links to surrounding rural town areas. No other portions of the community have been designated for commercial or industrial use, and new commercial uses outside these CR

designations and new industrial uses are strongly discouraged, as they are incompatible with the community character.

The community includes several rural town areas. One area is generally bounded by Avenue Q to the north, 150th Street East to the west, Palmdale Boulevard to the south, and 160th Street East to the east. This area has been designated as Rural Land 1 (RL1), with a maximum density of 1 residential unit per 1 gross acre of land. This designation is intended to reflect the area's existing density and is not intended to promote further land divisions. Another similar area is generally bounded by Avenue M-8, Penfield Avenue, and Avenue N to the north, 155th Street East, 150th Street East, and 152nd Street East to the west, Avenue N and Avenue O to the south, and 160th Street East and 165th Street East to the east. This area has also been designated as RL1, and this designation is also intended to reflect the area's existing density and is not intended to promote further land divisions.

Another rural town area is generally bounded by Avenue M, Avenue M-4, and Avenue M-12 to the north, 160th Street East to the west, Avenue N to the south, and 170th Street East, 175th Street East, and 180th Street East to the east. This area has been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit per 5 gross acres of land. This designation is intended to reflect the area's existing density and is not intended to promote further land divisions. The final rural town area is generally bounded by Avenue O and Avenue N to the north, 165th Street East and 160th Street East to the west, Avenue Q, Avenue P-12, Rawhide Avenue, and Avenue P to the south, and 165th Street East, 170th Street East, 175th Street East, and 180th Street East to the east. This area has been designated as Residential 2 (H2), with a maximum density of 2 residential units per 1 net acre of land. This designation is intended to reflect the area's existing density and is not intended to promote further land divisions. However, the buttes east of 170th Street East have been designated as RL5, acknowledging the need to limit development in scenic resource areas. The buttes west of 170th Street East, which are in a Significant Ecological Area, are considered to be in the rural preserve area, which is discussed below.

The majority of new residential development in Lake Los Angeles should be directed to the rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be prohibited because of potential impacts on existing residents. Home-based businesses may also be permitted in the rural town areas, provided that they meet Zoning Code requirements. New land divisions in the rural town areas shall maintain a large minimum lot size to ensure consistency with the existing community character.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land or Rural Land 20 (RL20, with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Lakeview**

The community of Lakeview is located in the southern central portion of the Antelope Valley, adjoining the City of Palmdale to the north and east, and includes Lake Palmdale. Although this community is adjacent to urbanized areas, it has a distinctly rural character. Some portions of the community are