



## PROJECT DESCRIPTION

### A. Project

Advance Planning Case No. RPPL2018002313 is a proposed ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County (“County”) Code to update the Leona Valley Community Standards District (“CSD”), Chapter 22.330, which was established in 1993. In addition, for consistency, the project includes a proposed amendment to the Significant Ecological Areas (“SEAs”) Ordinance and General Plan Amendment Case No. RPPL2020003902, which is a proposed amendment to the County General Plan, Chapter 9 (Conservation and Natural Resources Element) to map significant ridgelines in Leona Valley as part of Figure 9.8 “Hillside Management Areas and Ridgeline Map.”

The unincorporated community of Leona Valley is located in the southwestern portion of the Antelope Valley, adjacent to the Angeles National Forest, and is bounded by the City of Palmdale to the north and east (Exhibit C – GIS Maps).<sup>1</sup> The community is partially developed with light agricultural uses and single-family homes on large lots. Other portions are largely undeveloped, are generally not served by existing infrastructure, contain environmental resources, and are subject to safety constraints. The majority of properties in this community are in the San Andreas SEA.<sup>2</sup> The San Andreas SEA is the second largest SEA and includes several diverse biomes and important linkages for wildlife movement. For example, the Tehachapi Mountains within this area may be an important topographic reference for migrating birds, and provide high elevation foraging grounds along the migratory route. The several mountain ranges that meet at the western end of the SEA provide a valuable link for gene flow between divergent subspecies, varieties, and populations of many species. The SEA also includes many drainages that extend onto the Antelope Valley floor towards resources. These washes provide an important linkage for animals traveling between the Valley floor, the buttes, and the western part of the San Gabriel Mountains.<sup>3</sup>

The community’s rural town center is located around the intersection of Elizabeth Lake Road and 90<sup>th</sup> Street West, as described in the AVAP. The rural town center is designated as Rural Commercial (CR) Zoning. There are a few local businesses in the rural town center, including restaurants, hay and feed stores, veterinary services, a motorcycle restoration and repair shop, and a gas station/convenience market. There is also community center, a land mitigation bank/nature preserve, agricultural farms, a fire station, an elementary school, a post office, and faith-based organizations.

Immediately surrounding the rural town center are smaller lots of approximately two acres in size, which are mainly developed with single-family residences or are vacant and make

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<sup>1</sup> Antelope Valley Area Plan (Town & Country)

<sup>2</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **Significant Ecological Area** – Department of Regional Planning General Plan 2035

<sup>3</sup> Antelope Valley Area Plan (Town & Country)

up the community's rural town area. The rural town area has been designated as Rural Land 2 (RL2).<sup>4</sup>

The remainder of the community is considered to be a rural preserve area and is designated Rural Land 20 (RL20).<sup>5</sup> The community is served by private water and sewer systems.

The entirety of the community is located within a Very High Fire Hazard Severity Zone ("VHFHSZ")<sup>6</sup> and the Rural Outdoor Lighting District<sup>7</sup>. Many properties also fall within a Liquefaction Zone<sup>8</sup> and Seismic Zone, with the San Andreas Fault running throughout the community along Elizabeth Lake Road.<sup>9</sup> A 100-year Flood Plain<sup>10</sup> also runs through the center of the community along Elizabeth Lake Road.

The CSD implements the Antelope Valley Area Plan ("AVAP") Rural Preservation Strategy with development standards that preserve, protect, and enhance the community's rural character and maintain sensitive features, such as significant ridgelines, Scenic Drives identified in the AVAP, HMAs, and SEAs, further apply the Rural Outdoor Lighting District, and support the equestrian and agricultural character of the community. New development standards include revised fence requirements to protect the unrestricted movement of wildlife, preservation of vegetation, sign regulations, significant ridgeline and hillside protections, trail design and implementation for discretionary permits, highway and local street standards, standards for new subdivisions, standards for cargo shipping containers in residential and agricultural zones, commercial zone development standards, and a modification process. In addition, the amendment to the SEA Ordinance will provide consistency with the CSD and direct the reader to the CSD for more information. The General Plan Amendment will map the community's ridgelines for further protection from development.

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<sup>4</sup> Antelope Valley Area Plan (Town & Country)

<sup>5</sup> Antelope Valley Area Plan (Town & Country)

<sup>6</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **Fire Hazard – Very High Fire Hazard Severity Zone Only** – information from the California Department of Forestry and Fire Protection – Fire and Resource Assessment Program (FRAP), CALFIRE, and the County of Los Angeles Fire Department

<sup>7</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **Rural Outdoor Lighting District** – Department of Regional Planning Ordinance adopted by the Board of Supervisors in November of 2012

<sup>8</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **Liquefaction Zone** – information from the California Geological Survey

(<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>)

<sup>9</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **Seismic Zone & Fault Trace** – information from the California Geological Survey

(<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>)

<sup>10</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **100-Year Flood Plain** – information from the Federal Emergency Management Agency

## B. Project Background

On June 16, 2015, the Board adopted the Antelope Valley Area Plan (“AVAP”), which includes goals and policies applicable to the unincorporated areas within the Antelope Valley. As part of its implementation, the AVAP specifies that a comprehensive review shall be required of all existing CSDs, and may include a program to amend any existing CSDs, or prepare and adopt any proposed new CSDs (AVAP, Page IMP-6).

On June 13, 2018, the RPC initiated the Antelope Valley CSDs Update Program, which includes this CSD.

To the Department of Regional Planning’s knowledge, there is one California State Historic Resource located in the community of Leona Valley. This resource is identified as a California Point of Historical Interest:

- **Leona Valley Schoolhouse, located at 8367 Elizabeth Lake Road, Leona Valley, CA 93551.** [http://avhistorical.org/1915\\_SCHOOLHOUSE.html](http://avhistorical.org/1915_SCHOOLHOUSE.html)

## C. Major Elements and Key Components

The AVAP identifies the purpose of CSDs as community-specific zoning regulations that shall be consistent with the goals and policies of the AVAP. Such regulations shall be instituted only when a unique or detrimental condition exists within a community that prevents implementation of the AVAP (AVAP, Page I-11).

The following standards and procedures are included in the CSD to maintain and enhance the community’s unique rural character:

- **CSD Boundary** – Add 25 parcels totaling 126 acres along Lonesome Valley Road to the CSD boundary.
- **Fences** – Require fences be open to allow for the passage of wildlife and maintain the visual aesthetic of the rural community.
- **Hillside Management and Significant Ridgelines** – Design guidelines to protect hillsides and significant ridgelines.
- **SEA** – Application of SEA Ordinance standards with specification that the exemptions for communities within the Antelope Valley Area Plan do not apply to this community. This process for communities to apply more restrictive standards through the application of the SEA Ordinance without exemptions in the CSD was identified with the adoption of the SEA Ordinance.
- **Signs** – Prohibition outdoor advertising signs, roof signs, pole signs, and internally illuminated signs; limit size of wall business signs and monument signs; allow residential ranch signs; and specify provisions for temporary real estate signs. The proposed signage standards set more restrictive limits, but still allow for the promotion of local businesses at a scale that is compatible with the community. Residential ranch signs are also a unique feature of rural life.

- **Trails** – Guidelines for the development of trails within new subdivisions or discretionary land use permits.
- **Vegetation** – Requirement of a discretionary land use permit for vegetation removal with a minimum threshold of ground disturbance exceeding 30 percent of the gross area of the lot or 30,000 square feet.
- **Subdivisions** – Require minimum 2.5 gross acres and the undergrounding of utilities where feasible, and prohibit gated or walled subdivisions since the entirety of the CSD is within a VHFHSZ.
- **Cargo Shipping Containers** – Allow accessory cargo shipping containers on residential and agricultural lots.
- **Residential** – Limit the height of residential buildings to two stories.
- **Commercial** – Limit the height of new commercial buildings to keep the rural look of the community with lower profile buildings. Require a front yard setback of 10 feet for new commercial buildings.
- **Drive-Through Services** – The proposed standards to restrict drive-through services will prevent impacts associated with these uses such as additional traffic and incompatible design that might otherwise detract from the aesthetics of a Scenic Drive identified in the AVAP.
- **Rural Outdoor Lighting District** – Require additional shielding of exterior lighting and prohibit flood lighting consistent with the Rural Outdoor Lighting District to maintain dark skies.
- **Notification and Modifications** – Require all notification by mail to have a 1,000-foot notification radius consistent with Section 22.222.160 (Notification Radius) as well as an expanded radius to include a minimum of 15 parcels of real property in cases where the 1,000-foot notification radius does not include a minimum of 15 parcels. Require a public hearing process for modifications.

## **ANALYSIS**

### **A. Draft Plan/Ordinance Updates**

The public hearing draft was posted for public review on the Department of Regional Planning's website and the project website on November 5, 2020.

### **B. General Plan Consistency**

Policies in both the General Plan and AVAP support the community's vision for rural character. To the community, rural means large lots with minimal development, narrower roads without curbs, gutters, or sidewalks; local-serving businesses designed to fit with the rural aesthetic; vegetation protections; preservation of sensitive features including hillsides and SEAs; and enhancement of the agricultural and equestrian character.

The General Plan defines "rural" as a way of life characterized by living in a non-urban or agricultural environment at low densities without typical urban services. Urban services and facilities not normally found in rural areas, unless determined to be necessary for

public safety, include curbs, gutters and sidewalks; street lighting, landscaping and traffic signalization; public solid waste disposal, integrated water and sewerage system; and commercial facilities dependent upon large consumer volumes, such as regional shopping centers, sports stadiums and theaters.

The following policies of the General Plan are applicable to the project:

### **Signage and Commercial Development Standards**

- *Policy C/NR 13.6: Prohibit outdoor advertising and billboards along scenic routes, corridors, waterways, and other scenic areas.*
- *Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards.*
- *Policy LU 6.3: Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.*
- *Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.*

### **Vegetation**

- *Policy LU 6.2: Encourage land uses and developments that are compatible with the natural environment and landscape.*
- *Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.*
- *Policy S 3.4: Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire resistant building materials, vegetation management, fuel modification and other fire hazard reduction programs.*
- *Policy S 3.5: Encourage the use of low-volume and well-maintained vegetation that is compatible with the area's natural vegetative habitats.*

### **Highway and Local Streets**

*Narrow roads, limits on use of curbs, gutters and sidewalks.*

- *Policy M 7.5: In rural areas, require rural highway and street standards that minimize the width of paving and the placement of curbs, gutters, sidewalks, street lighting, and traffic signals, except where necessary for public safety.*

### **Hillside Management Areas and Significant Ridgelines**

- *Policy C/NR 13.2: Protect ridgelines from incompatible development that diminishes their scenic value.*
- *Policy C/NR 13.8: Manage development in HMAs to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.*

### **Lighting**

- *Policy C/NR 13.3: Reduce light trespass, light pollution, and other threats to scenic resources.*

**Significant Ecological Areas**

- *Policy C/NR 3.8: Discourage development in areas with identified significant biological resources, such as SEAs.*

**Subdivisions**

*Prohibition of gated or walled subdivisions.*

- *Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.*
- *Policy LU 10.12: Discourage gated entry subdivisions (“gated communities”) to improve neighborhood access and circulation, improve emergency access, and encourage social cohesion.*

**Undergrounding Utilities**

- *Policy PS/F 6.6: Encourage the construction of utilities underground, where feasible*

**Trails**

- *Policy P/R 4.1: Create multi-use trails to accommodate all users.*
- *Policy P/R 4.2: Develop staging areas and trail heads at strategic locations to accommodate multi-use trail users.*
- *Policy P/R 4.3: Develop a network of feeder trails into regional trails.*
- *Policy P/R 4.4: Maintain and design multi-purpose trails in ways that minimize circulation conflicts among trail users.*

The following policies of the AVAP are applicable to the project:

**Vegetation**

- *Policy COS 9.7: Encourage reforestation and the planting of trees to sequester greenhouse gas emissions.*
- *Policy COS 16.1: Except within Economic Opportunity Areas, require new development to minimize removal of native vegetation. Discourage the clear-scraping of land and ensure that a large percentage of land is left in its natural state.*
- *Policy COS 16.2: Maximize the use of native vegetation in landscaped areas, provided that vegetation meets all applicable requirements of the Fire Department and the Department of Public Works.*
- *Policy LU 1.3: Maintain the majority of the unincorporated Antelope Valley as Rural Land, allowing for agriculture, equestrian and animal-keeping uses, and single-family homes on large lots.*
- *Policy ED 1.7: Promote farming and other agricultural activities that contribute to the Antelope Valley economy.*
- *Policy PS 1.3: Promote fire prevention measures, such as brush clearance and the creation of defensible space, to reduce fire protection costs.*

**Hillsides Management Areas and Significant Ridgelines**

- *Policy COS 5.3: Require new development in Hillside Management Areas to comply with applicable Zoning Code requirements, ensuring that development occurs on the most environmentally suitable portions of the land.*
- *Policy COS 5.4: Require appropriate development standards in Hillside Management Areas that minimize grading and alteration of the land's natural contours, ensure that development pads mimic natural contours, and ensure that individual structures are appropriately designed to minimize visual impacts.*
- *Policy COS 5.6: Restrict development on buttes and designated significant ridgelines by requiring appropriate buffer zones.*

### **Highways and Local Streets**

*Narrow roads, limits on use of curbs, gutters, and sidewalks.*

- *Policy M 3.2: In rural areas, require rural highway standards that minimize the width of paving and placement of curbs, gutters, sidewalks, street lighting, and traffic signals, as adopted by the Department of Public Works.*
- *Policy M 4.1: Require rural local street standards that minimize the width of paving and placement of curbs, gutters, sidewalks, street lighting, and traffic signals, as adopted by the Department of Public Works.*

### **Drive-Through Services**

- *Policy COS 5.7: Ensure that incompatible development is discouraged in designated Scenic Drives by developing and implementing development standards and guidelines for development within identified viewsheds of these routes (Map 4.2: Antelope Valley Scenic Drives).*

### **Significant Ecological Areas**

- *Policy COS 4.1: Direct the majority of unincorporated Antelope Valley's future growth to rural town centers and economic opportunity areas, minimizing the potential for habitat loss and negative impacts in Significant Ecological Areas.*
- *Policy COS 4.3: Require new development in Significant Ecological Areas to comply with applicable Zoning Code requirements, ensuring that development occurs on the most environmentally suitable portions of the land.*

### **Subdivisions**

*Prohibition of gated or walled subdivisions.*

- *Policy PS 1.2: Require that all new developments provide sufficient access for emergency vehicles and sufficient evacuation routes for residents and animals*

### **Undergrounding Utilities**

- *Policy COS 14.1: Require that new transmission lines be placed underground whenever physically feasible.*
- *Policy COS 14.2: If new transmission lines cannot feasibly be placed underground due to physical constraints, require that they be collocated with existing transmission lines, or along existing transmission corridors, whenever physically feasible.*

- *Policy COS 14.3: If new transmission lines cannot be feasibly be placed underground or feasibly collocated with existing transmission lines or along existing transmission corridors due to Antelope Valley Area Plan physical constraints, direct new transmission lines to locations where environmental and visual impacts will be minimized.*
- *Policy COS 14.7: Require that electrical power lines in new residential developments be placed underground.*

### **Trails**

- *Policy PS 8.7: Provide trails, bikeways, and bicycle routes for recreational purposes, as directed in the policies of the Mobility Element.*
- *Policy M 10.1: Implement the adopted Trails Plan for the Antelope Valley in cooperation with the cities of Lancaster and Palmdale. Ensure adequate funding on an ongoing basis.*
- *Policy M 10.3: Maximize fair and reasonable opportunities to secure additional trail routes (dedicated multi-use trail easements) from willing property owners.*
- *Policy M 10.4: Ensure trail access by establishing trailheads with adequate parking and access to public transit, where appropriate and feasible.*
- *Policy M 10.5: Locate and design trail routes to minimize impacts to sensitive environmental resources and ecosystems.*
- *Policy M 10.6: Where trail connections are not fully implemented, collaboratively work to establish safe interim connections.*
- *Policy M 10.7: Ensure that existing trails and trailheads are properly maintained by the relevant agencies.*
- *Policy M 10.8: Solicit community input to ensure that trails are compatible with local needs and character.*

### **ENVIRONMENTAL ANALYSIS**

The General Plan amendment action is not a “Project” pursuant to the California Environmental Quality Act (“CEQA”) statute §21065 and guideline §15378, and is otherwise exempt pursuant to §15061(b)(3). In addition, the CSD ordinance amendment qualifies for categorical exemptions (Class 1, 2, 3, 4, 7, 8, 11, 20, and 21) under CEQA and the County environmental guidelines. The standards proposed as part of this project will be more restrictive than those found in the County Code and will also be more environmentally protective. The CSD includes additional reviews of the vegetation and landscaping proposals for discretionary projects; development standards for signage, which is considered an accessory use; limitations on the height of commercial buildings to align aesthetics with adjacent residential uses; setbacks for commercial uses to further align commercial development with adjacent residential use; restrictions on drive-through services along Scenic Drives identified in the AVAP; protections for significant ridgelines and SEAs; and subdivision standards to prohibit gated or walled subdivisions and require undergrounding of utilities, where feasible, to prevent access limitations in the VHFHSZ.

Road widths and design standards for new subdivisions will be consistent with the existing rural character of the area and discretionary projects will continue to be reviewed for the potential inclusion of trails by the Department of Parks and Recreation. New subdivisions will have a required area of at least 2.5 gross acres, which is consistent with the Department of Public Health’s lot size requirement for traditional septic systems. All

proposed development standards are consistent with current practices, or provide additional limitations on development which further protect the community's natural beauty. Therefore, staff recommends that the Regional Planning Commission finds that the project is categorically exempt from CEQA. A Categorical Exemption (Exhibit D – Environmental Determination) was issued for the project.

## **OUTREACH AND ENGAGEMENT**

### **A. County Department Comments and Recommendations**

1. Staff consulted with Public Works, Public Health, Parks and Recreation, and Fire on July 2, 2020.
2. In a letter dated August 11, 2020, Public Works recommended that the Street Improvements language under Section 22.330.060 H (Subdivisions) be separated into a separate Highway and Local Streets Section of the CSD. Staff addressed this recommendation in the CSD, and on August 31, 2020 Public Works issued a clearance letter.
3. Staff received clearance letters from Public Health on July 31, 2020 and Fire on August 5, 2020. Parks and Recreation cleared the project on July 29, 2020.

### **B. Project Outreach and Engagement**

On March 29, 2018, staff attended a CSD Working Group meeting with community members to identify and discuss the topics that they would like to see addressed in the CSD. Staff created and distributed a visual summary of the topics for the CSD, called the Leona Valley Community Concept Draft (Exhibit G - Leona Valley Community Concept Draft).

Staff regularly attended the meetings of the Association of Rural Town Councils, and briefed the attendees on the progress of the overall CSD effort on May 30, 2018; June 27, 2018; January 30, 2019; and May 29, 2019.

Also, staff conducted project outreach at community events, including the Leona Valley Cherry Festival on June 2, 2018; the Valley Fever Walk on August 4, 2018; and Parks After Dark events held on July 27, 2018, July 28, 2018, August 3, 2018, August 1, 2019, and August 2, 2019.

Following the release of the Leona Valley CSD Community Concept Draft, staff sent 872 postcards in June 2019 to residents in Leona Valley and nearby addresses within the Department courtesy list to advertise and request comment on the document. The postcards included contact information for staff and a link to the project website where comments could be submitted through an online form. Additionally, staff displayed a poster along with a comment drop box at a local gas station/market, with copies of the Community Concept Draft and project summaries available on-site. Staff also placed a poster with project information and copies of the Community Concept Draft at the Leona Valley Improvement Association Community Building. Additionally, the Antelope Valley Regional Planning Field Office and Quartz Hill Library had posters, materials, and comment boxes. Blog posts on the website and newsletter blasts were also used to inform

the communities of project updates. From this outreach, staff received eight inquiries/comments related to Leona Valley and this project. A second meeting was held with the CSD Working Group on October 3, 2019 to review the results of the outreach and explain what could be included in the CSD.

The majority of comments received on the Community Concept Draft are to support limits on development in the area and protect the features that the community defines as “rural,” including SEAs, hillsides, and significant ridgelines. Community representatives from the town council expressed a desire to preserve narrow roads with flat dirt shoulders along the main routes. They want to protect the natural aesthetics of Scenic Drives in the AVAP, such as Elizabeth Lake Road. The community also identified preserving dark skies; preference of small signage; new roads that are narrow in width and do not include curbs, gutters, or sidewalks unless necessary; a limited number of traffic signals; and open, see-through fencing to support wildlife passage and fit with the rural character of residential properties.

Due to the COVID-19 health emergency, which began on March 16, 2020, community meetings were moved to an online setting. Pursuant to SB 18, on July 14, 2020, the Native American Heritage Commission provided staff with a list of Native American Tribes with traditional lands or cultural places located within the proposed project area. A letter was sent to each of the listed tribes.

One tribe, Fernandeno Tataviam Band of Mission Indians requested consultation, which was conducted on September 8, 2020. One additional tribe responded to the notice to state that they had no comments on the proposed project. No other tribes requested consultation. No changes to the project were required and the consultation period concluded on November 18, 2020.

On Thursday, September 10, 2020, staff held a follow-up online meeting with the CSD Working Group to discuss the proposed CSD public draft language and outreach strategies prior to public release.

Staff mailed a courtesy RPC public hearing notice (Exhibit E – Notice of Public Hearing) to 785 stakeholders on October 29, 2020. Staff also noticed the RPC public hearing in the Antelope Valley Press. The public hearing notice and materials were also posted on the Department’s website and promoted through social media.

Following the release of the initial draft of the Leona Valley CSD on November 5, 2020, staff sent an email to all individuals that signed up for the project mailing list and distributed a digital flyer on social media. The email information included the release of the draft, provided ways to submit comments to the Department, and included information on a public meeting to discuss the content of the draft before the public hearing.

Staff held an online community meeting on November 18, 2020 using the Zoom meeting platform. A total of 12 people registered for the event and a total of 11 attended. No requests for changes to the draft were made during the meeting.

### C. Public Comments

Staff received a comment letter from the Leona Valley Town Council on November 17, 2020. Comments requested the process for modification of standards in the CSD require a Conditional Use Permit rather than a Minor Conditional Use Permit, that clustering be prohibited with subdivisions, that drive-through services be prohibited throughout the CSD to protect the rural character of the community, and that additional parcels located at the northeast edge of the community where the unincorporated County abuts the City of Palmdale be added to the CSD boundary.

Staff proposed the following changes as reflected in the draft dated November 19, 2020. The process for modification of standards was changed to require a Conditional Use Permit with additional findings added, prohibition of clustering with subdivisions was added, drive-through services were prohibited on parcels adjacent to Scenic Drives identified in the Antelope Valley Area Plan to achieve the goals of protecting the rural character and aesthetic of the community, and the CSD boundary was expanded to include unincorporated parcels in the northeast portion of the community adjacent to the City of Palmdale.

### ADDITIONAL STAFF RECOMMENDATION

Staff recommends the following revisions to the Public Hearing Draft Ordinance:

#### 22.333.060 Community-wide Development Standards.

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##### A. Drive-Through Services. All new drive-through services shall:

1. Provide a driveway for drive-through services that is separate from the driveway provided for regular access to parking.

2. Not be located on a parcel adjacent to a Scenic Drive as designated on Map 4.2: Antelope Valley Scenic Drives of the Antelope Valley Area Plan.

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##### K. Subdivisions.

1. Gated or walled subdivisions are prohibited.

2. Utilities. All wires and cables that provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services shall be placed underground.

3. Required Area. New lots shall have a minimum lot area of 2.5 gross acres. Clustering shall be prohibited.

#### 22.330.090 Modification of Development Standards

Modifications to any standards in this Chapter are subject to a Conditional Use Permit (Chapter 22.158) application, and shall be subject to additional findings:

A. The application of these standards would result in practical difficulties or unnecessary hardship inconsistent with the purpose of this CSD; or

- B. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.
- C. Approval or denial of a modification to the development standards of this Chapter shall not establish precedent for approval or denial of other modifications within the Chapter; and
- D. In acting upon any application for a modification from the development standards of this Chapter, the Review Authority shall consider, in addition to the purpose statement in this Chapter, the unique characteristics of the neighborhood in which the site is located.

Figure 22.330-A: Leona Valley CSD Boundary  
 Incorporate an additional 580.2 acres (25 parcels) of unincorporated County land in the northeast edge of the community abutting the City of Palmdale to the CSD boundary map.

Report  
 Reviewed By: Mark Herwick  
 Mark S. Herwick, Supervising Regional Planner

Report  
 Approved By: Bianca Siegl  
 Bianca Siegl, Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Ordinance
EXHIBIT B	Draft Resolution of the RPC
EXHIBIT C	GIS Maps
EXHIBIT D	Environmental Determination
EXHIBIT E	Notice of Public Hearing
EXHIBIT F	Agency Correspondence
EXHIBIT G	Leona Valley Community Draft
EXHIBIT H	Leona Valley Community Concept Draft
EXHIBIT I	Public Correspondence