

**REVISED DRAFT RESOLUTION
COUNTY OF LOS ANGELES
REGIONAL PLANNING COMMISSION
LEONA VALLEY COMMUNITY STANDARDS DISTRICT
PROJECT NO. 2019-003976-(5)
ADVANCE PLANNING CASE NO. RPPL2018002313
GENERAL PLAN AMENDMENT NO. RPPL2020003902**

WHEREAS, the Regional Planning Commission (hereinafter, the “Commission”) of the County of Los Angeles (“County”) has conducted a duly noticed public hearing on December 9, 2020 to consider an ordinance, (hereinafter, the “Leona Valley Community Standards District Ordinance” or the “Ordinance”) that amends Title 22 (Planning and Zoning) of the Los Angeles County Code (hereinafter, the “County Code”) to update the Leona Valley Community Standards District (“CSD”), and associated amendments to the Significant Ecological Areas (“SEAs”) Ordinance and the Los Angeles County General Plan Chapter 9 (Conservation and Natural Resources Element), Figure 9.8 “Hillside Management Areas and Ridgeline Map” to include Leona Valley’s significant ridgelines; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On June 16, 2015, the Antelope Valley Area Plan (“AVAP”) was adopted by the County Board of Supervisors (“Board”), which included a requirement for a comprehensive review of all existing CSDs and the potential inclusion of a program to prepare and adopt new CSDs. Leona Valley was listed as an existing CSD with potential to be updated according to the AVAP.
2. According to the AVAP, community-specific zoning regulations “shall be instituted only when a unique or detrimental condition exists within a community that prevents implementation of the AVAP.” (Page I-11)
3. Residents from Leona Valley provided recommendations to the County Department of Regional Planning (“Department”). The Department reviewed the recommendations and outreach with the community was initiated to understand its issues and concerns to determine the appropriate mechanism to address its needs. Members of the community wish to update the CSD to preserve, protect, and enhance the community’s rural character and maintain sensitive features such as significant ridgelines, Hillside Management Areas (“HMAs”), and SEAs, and support the equestrian and agricultural character of the community.
4. On June 13, 2018, the RPC initiated the Antelope Valley CSDs Update Program, which includes the Leona Valley CSD amendment.

5. 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.¹ The community is partially developed with light agricultural uses and single-family homes on large lots.
6. Other portions of Leona Valley 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.²
7. There are a few local businesses in the community's 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.
8. The Ordinance contains standards that preserve, protect, and enhance the community's rural character and maintain sensitive features, such as significant ridgelines, HMAs, and SEAs, 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.
9. Upon adoption of the SEA Ordinance on December 17, 2019, the County indicated its intent to allow modifications to policies that exempt certain developments in the Antelope Valley through CSDs;
10. The proposed amendment to the SEA Ordinance clarifies this intent and allows for the application of the SEA Ordinance to the Leona Valley CSD area.
11. The proposed amendment to the Los Angeles County General Plan Chapter 9 (Conservation and Natural Resources Element), Figure 9.8 "Hillside Management Areas and Ridgeline Map" adds Leona Valley's significant ridgelines to support the development standards in the CSD to protect significant ridgelines.

¹ Antelope Valley Area Plan (Town & Country)

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

12. The proposed Ordinance is consistent with and supportive of the goals and policies of the County General Plan (“General Plan”) and the Antelope Valley Area Plan, a component of the General Plan, in that it protects the Leona Valley rural community from incompatible design and development, and requires a higher level of consideration for landscaping and native vegetation in larger development projects.
13. Staff conducted outreach for the Ordinance update with stakeholders, community members, advisory committees of communities including attending meetings of the Association of Rural Town Councils on May 30, 2018; June 27, 2018; January 30, 2019; and May 29, 2019; attending various community events between June 2, 2018 and August 2, 2019; and conducting CSD Working Group meetings with community members on March 29, 2018 and October 3, 2019, and holding a virtual CSD Working Group Meeting on September 10, 2020.
14. Following the initial outreach, staff received comments to include an additional 25 parcels in the southwest portion of the community along Lonesome Valley Road totaling 126 acres within the boundary area. The revised CSD boundary includes the additional parcels.
15. The Ordinance qualifies for a Common Sense Exemption under Section 15061.B.3 and Categorical Exemption (Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321, Classes 1, 2, 3, 4, 7, 8, 11, 20, and 21) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines.
16. Pursuant to Section 22.222.120 of the County Code, a public hearing notice was published in the local newspaper, the Antelope Valley Press, on October 29, 2020. In addition, staff sent out notices to 785 property owners and stakeholders on the department’s courtesy list. The public hearing notice and materials were posted on the Department’s website and promoted through social media. The Department was prepared to make copies of the public hearing notice and hearing materials available at the Quartz Hill Library. However, the closure of public libraries due to the COVID-19 pandemic prevented the courtesy public access practice.
17. Following the release of the public draft CSD on November 5, 2020, staff received comments to add an additional 25 parcels totaling 580.2 acres in the northeast edge of the community following Godde Hill Road and abutting the City of Palmdale. The revised CSD boundary includes the additional parcels.

18. Following the release of the public draft CSD on November 5, 2020, staff received comments to expand the drive-through prohibition to be community-wide and revise fence requirements to remove language requiring the bottom edge of fencing to be a minimum of 18 inches from the ground and clarify requirements for open, non-view obscuring fencing including fencing installed for the protection of animals. These revisions were included in the December 1, 2020 draft CSD.
19. On December 9, 2020, the Commission conducted a duly-noticed public hearing to ***[Reserved for Hearing Proceedings]***

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider adopting the Ordinance that amends Title 22 of the Los Angeles County Code to update the Leona Valley Community Standards District, and for consistency, amends the SEA Ordinance and the County General Plan “Hillside Management Areas and Ridgeline Map”; and
2. That the Board adopt the Ordinance and amendment to the County General Plan and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan; and
3. That the Board find that this project is not subject to the California Environmental Quality Act, in that it can be seen with certainty that there is no possibility that the attached proposed ordinance may have a significant effect on the environment.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on December 9, 2020.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Lisa Jacobs, Deputy County Counsel Property Division