

**DRAFT RESOLUTION  
COUNTY OF LOS ANGELES  
REGIONAL PLANNING COMMISSION  
ELIZABETH LAKE AND LAKE HUGHES COMMUNITY STANDARDS  
DISTRICT  
PROJECT NO. 2019-003993(5)  
ADVANCE PLANNING CASE NO. RPPL2019002602**

**WHEREAS**, the Regional Planning Commission (hereinafter, the “Commission”) of the County of Los Angeles (“County”) has conducted a duly noticed public hearing on April 28, 2021 to consider an ordinance, (hereinafter, the “Elizabeth Lake and Lake Hughes 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 Elizabeth Lake and Lake Hughes Community Standards District (“CSD”); and

**WHEREAS**, the 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. Elizabeth Lake and Lake Hughes 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 Elizabeth Lake and Lake Hughes provided recommendations to the County Department of Regional Planning (“Department”). The Department reviewed the recommendations and initiated outreach with the community 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 support the rural character of the community.
4. On June 13, 2018, the Commission initiated the Antelope Valley CSDs Update Program, which includes the Elizabeth Lake and Lake Hughes CSD amendment.

5. The communities of Elizabeth Lake and Lake Hughes are located in the southwestern portion of the Antelope Valley, northwest of Leona Valley, and are partially within the Angeles National Forest. Some portions of the community are developed or partially developed with single family homes, light agricultural uses, and a limited amount of commercial and industrial uses.
6. Other portions of the communities are largely undeveloped, are generally not served by existing infrastructure, contain environmental resources, such as Significant Ecological Areas (SEAs) and Hillside Management Areas (HMAs), and are subject to safety constraints, such as the San Andreas Fault and Very High Fire Hazard Severity Zones.
7. The communities share one rural town center area in Lake Hughes, located along Elizabeth Lake Road between Trail I and Mountain View Road, west of the Lake Hughes Community Center. The rural town center services the daily needs of residents and provides local employment opportunities through rural commercial and light industrial uses.
8. The Ordinance contains standards that preserve, protect, and enhance the community's rural character and maintain sensitive features, such as significant ridgelines and HMAs. New development standards include revised fence requirements to protect the unrestricted movement of wildlife, preservation of vegetation, sign regulations, lighting standards, significant ridgeline and hillside protections, trail design and implementation for discretionary permits, highway and local street design standards, standards for new subdivisions, residential design standards, commercial zone development standards, and a process for a modification of standards.
9. The proposed Ordinance is consistent with and supportive of the goals and policies of the County General Plan ("General Plan") and the AVAP, a component of the General Plan, in that it protects the Elizabeth Lake and Lake Hughes rural communities from incompatible design and development, and requires a higher level of consideration for landscaping and native vegetation in larger development projects.
10. Department of Regional Planning staff ("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 a CSD Committee meeting with community members on May 17, 2018, and holding virtual CSD Committee meetings on August 5, 2020, September 22, 2020, February 4, 2021, and February 9, 2021.

11. The Ordinance qualifies for a 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.
12. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in the local newspaper, the Antelope Valley Press, on March 24, 2021. In addition, staff mailed notices to 1,854 property owners and stakeholders on the department’s courtesy list. The public hearing notice and materials were posted on the Department’s website on March 24, 2021, 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.
13. Following the release of the draft CSD on March 24, 2021, staff received a comment from the Lakes Town Council representatives to revise language under the requirements for Subdivisions to prohibit density-controlled development. Staff incorporated the recommended change reflected in the most recent CSD draft dated April 15, 2021.
14. On April 28, 2021, 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 Elizabeth Lake and Lake Hughes Community Standards District; and
2. That the Board find that this project is exempt from the provisions of the California Environmental Quality Act.
3. That the Board adopt the Ordinance and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan; and

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 April 28, 2021.

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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