

**DRAFT RESOLUTION
COUNTY OF LOS ANGELES
REGIONAL PLANNING COMMISSION
THREE POINTS-LIEBRE MOUNTAIN COMMUNITY STANDARDS DISTRICT
PROJECT NO. 2019-003989-(5)
ADVANCE PLANNING CASE NO. RPPL2018002324**

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 “Three Points-Liebre Mountain Community Standards District” or the “Ordinance”) that amends Title 22 (Planning and Zoning) of the Los Angeles County Code (hereinafter, the “County Code”) to establish the Three Points-Liebre Mountain Community Standards District (“CSD”) and associated standards; 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 includes a requirement for a comprehensive review of all existing CSDs and the potential inclusion of a program to prepare and adopt new CSDs.
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. This area is characterized by low-density housing on large lots and vegetation. Buildings are set back from the property lines or are lower-profile in design. Other features include including rural roads, residential ranch entrance signs, and Hillside Management Areas (“HMAs”).
4. On June 13, 2018, the Antelope Valley CSD Update Program was presented to the Commission and included the proposal for the Three Points-Liebre Mountain CSD.
5. Three Points-Liebre Mountain is a small community located in the northwestern region of Antelope Valley south of Neenach and northwest of Lake Hughes. The southern portion of the community is located within the Angeles National Forest with views of hillsides, vegetation and nearby lakes. The entirety of the community is located in a Very High Fire Hazard Severity Zone and the Rural Outdoor Lighting District. Most of the community is also located within the San Andreas Significant Ecological Area (“SEA”).

6. Most of the properties within the community are either vacant or developed with single-family residences. There is a commercial building located at the community's main intersection of Pine Canyon Road and Three Points Road. Other properties are used for agricultural, equestrian, and animal-keeping uses. Given its remote location and existing development pattern, the community considers itself to be rural.
7. The proposed Ordinance contains standards to preserve and enhance the unique character of the Three Points-Liebre Mountain community, including the allowance of residential ranch entrance signs; prohibitions on large signs, including outdoor advertising signs; design standards for new subdivisions to ensure consistency with the existing community including larger minimum lot sizes and a requirement for undergrounding utilities, where feasible; standardized requirements for certain accessory structures; vegetation protections; residential and commercial design standards; limitations for alcohol sales and hours of operation; a prohibition on drive-through facilities; and standards to maintain rural roads with unimproved with curbs, gutters, or sidewalks. Standards have also been added to maintain sensitive features, such as those found within HMAs and SEAs.
8. 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, which is a component of the General Plan, in that it will protect the community from incompatible design and development and support the SEA Ordinance with compatible and additional vegetation standards.
9. Department of Regional Planning ("Department") staff ("Staff") conducted outreach for the Ordinance with stakeholders, community members and advisory committees of communities, including but not limited to attending meetings of the Association of Rural Town Councils on May 30, 2018; June 27, 2018; January 30, 2019 and May 29, 2019; attending numerous community events between June 2, 2018 and August 2, 2019; and conducting CSD Working Group meetings with community members on May 8, 2018, June 20, 2018, and July 18, 2018; and holding virtual CSD Working Group Meetings on July 23, 2020 and October 19, 2020.
10. The proposed 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.
11. Pursuant to Section 22.222.120 of the County Code, a public hearing notice was published in the Antelope Valley Press on March 17, 2021. In addition, staff sent out notices to 125 property owners and 32 addresses 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. A virtual community meeting was held on April 10, 2021.

12. On April 28, 2021, the Commission conducted a duly-noticed public hearing to ***[Reserved for Hearing Proceedings]***

THEREFORE, BE IT RESOLVED THAT the 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 establish the Three Points-Liebre Mountain Community Standards District and associated standards; and
2. 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; and
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.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Commission on the County of Los Angeles on April 28, 2021.

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