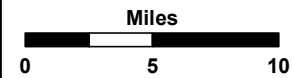
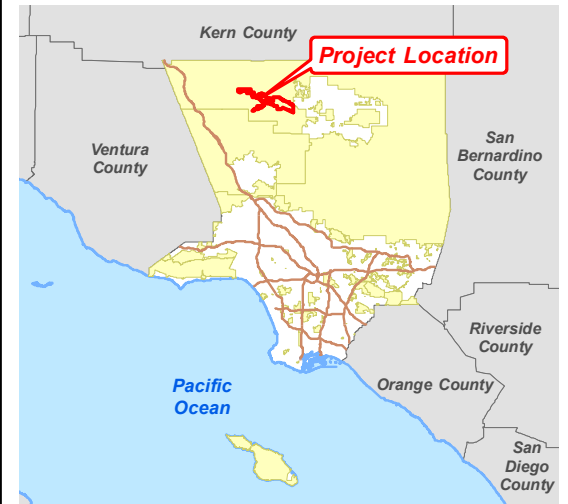
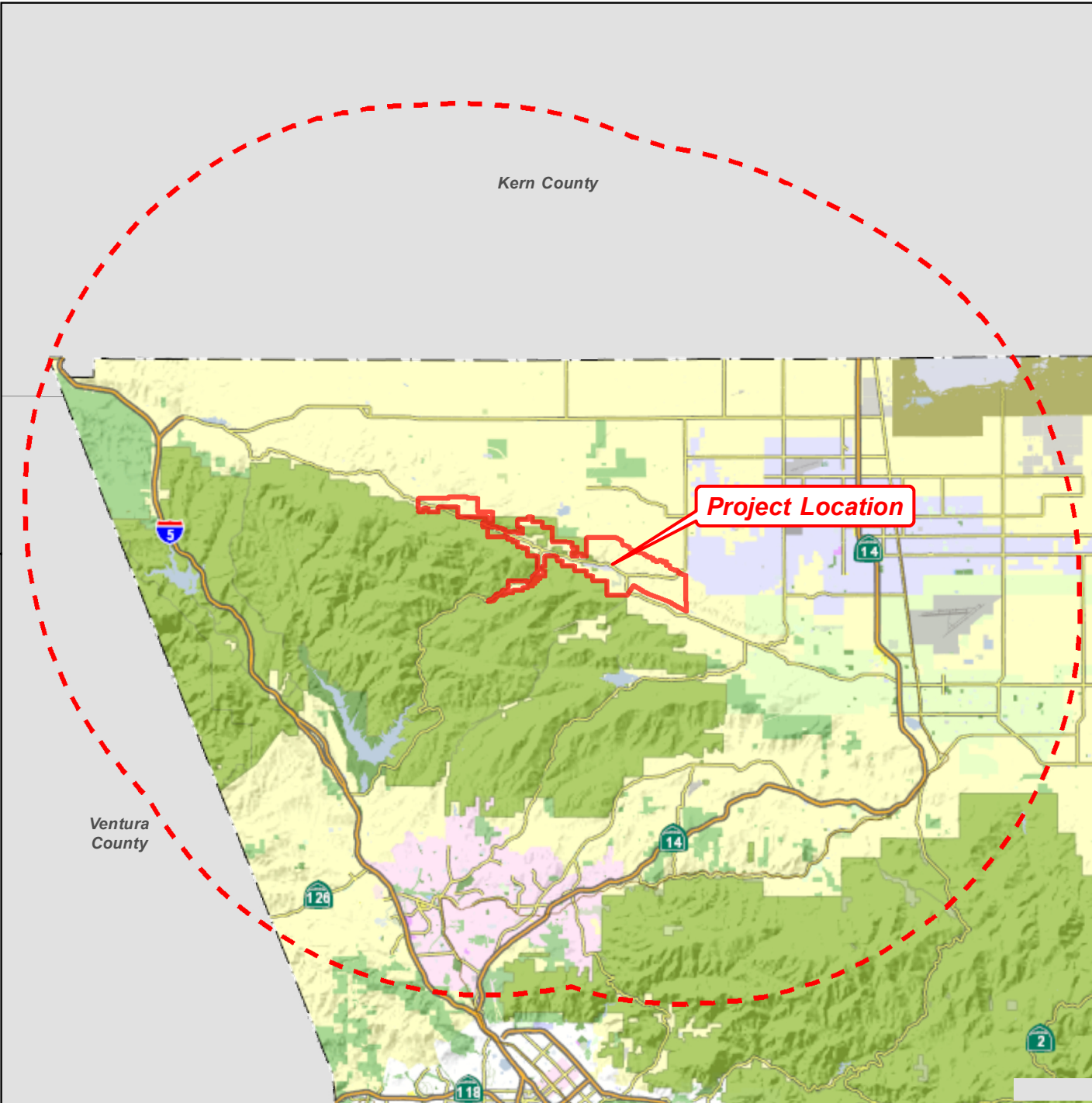


20-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-003993
CSD UPDATE RPPL2019002602

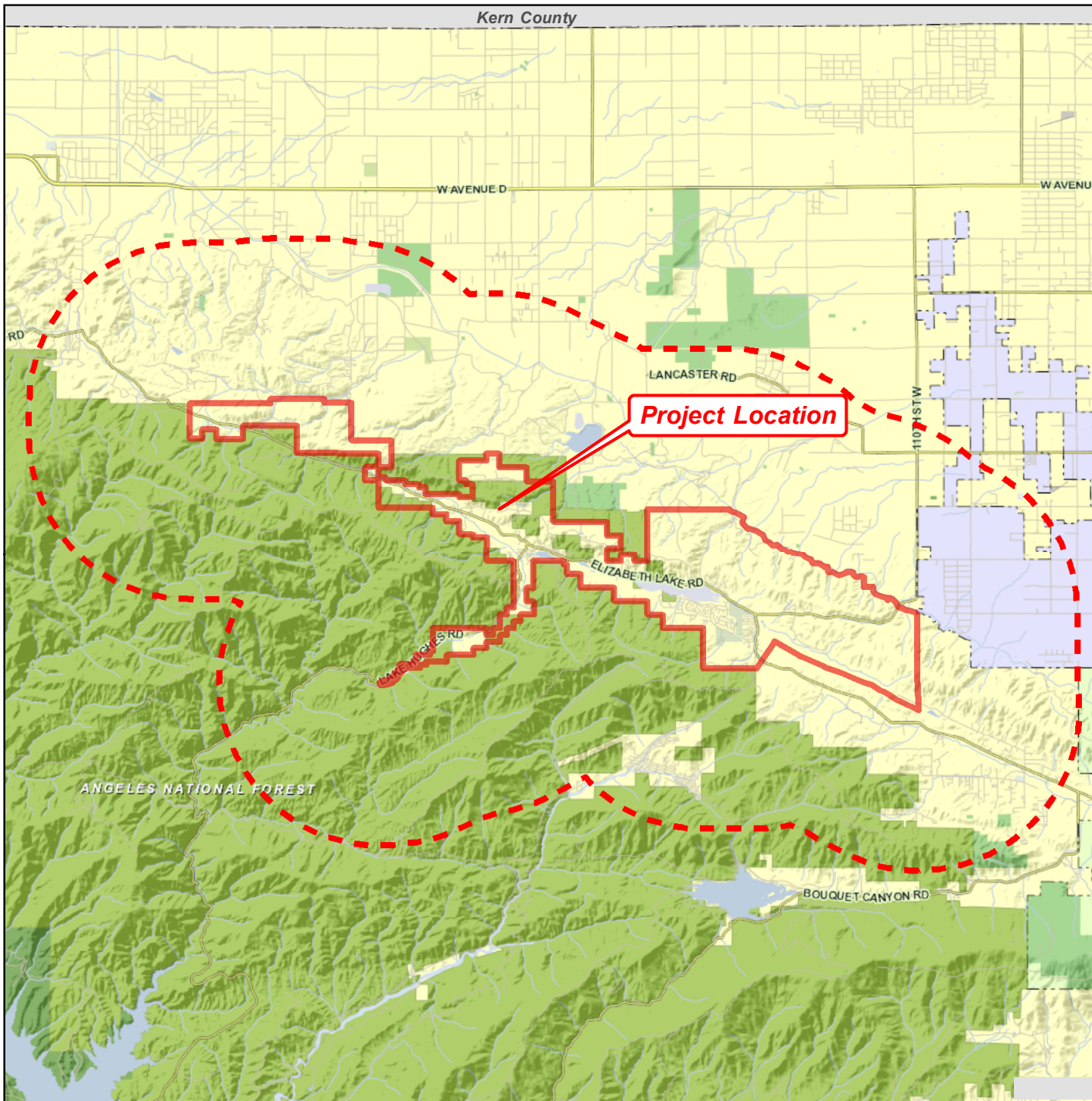


LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-003993
CSD UPDATE RPPL2019002602

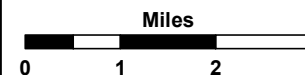
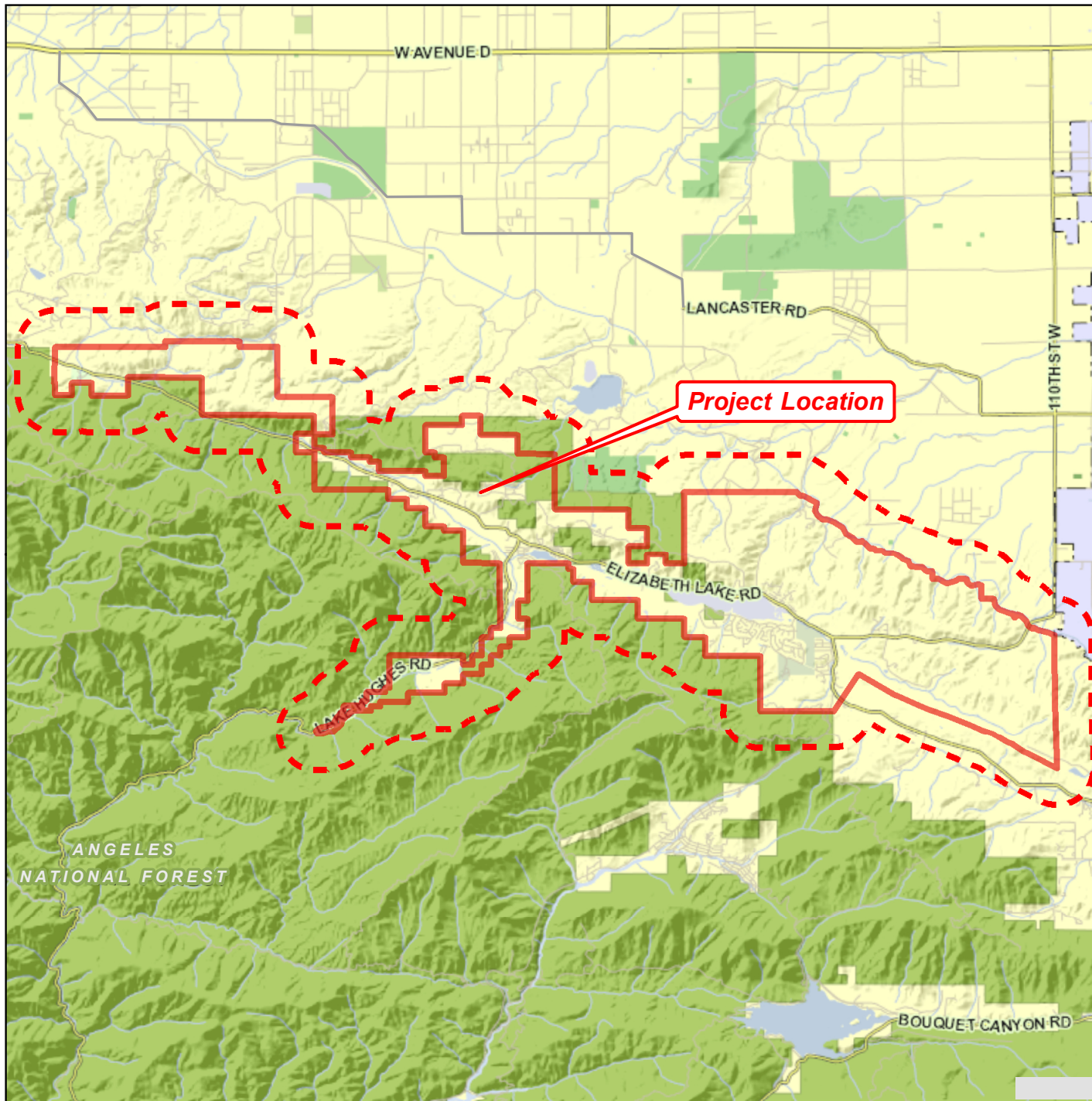


LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-003993
CSD UPDATE RPPL2019002602



LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012

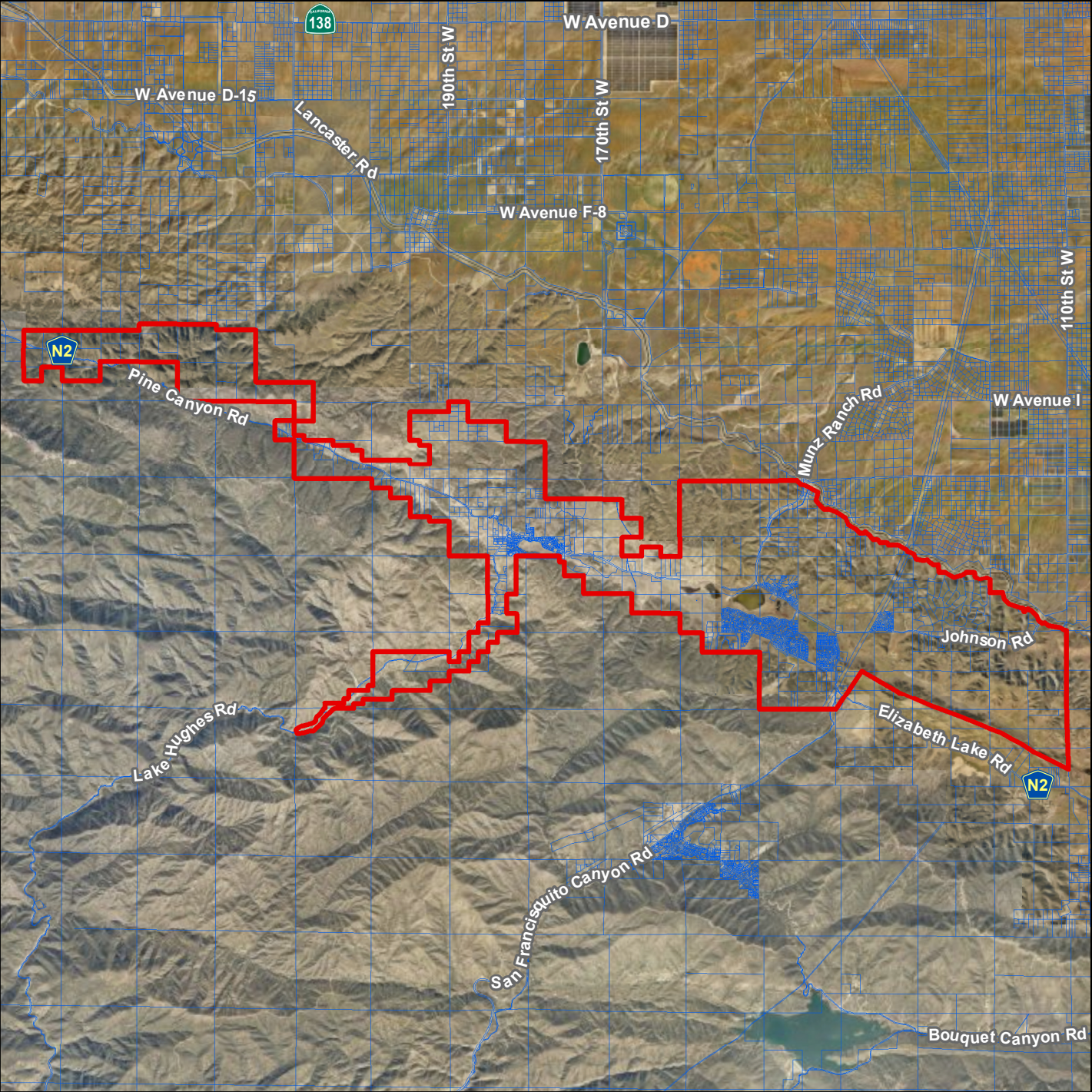
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2019-003993

CSD UPDATE RPPL2019002602

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2020



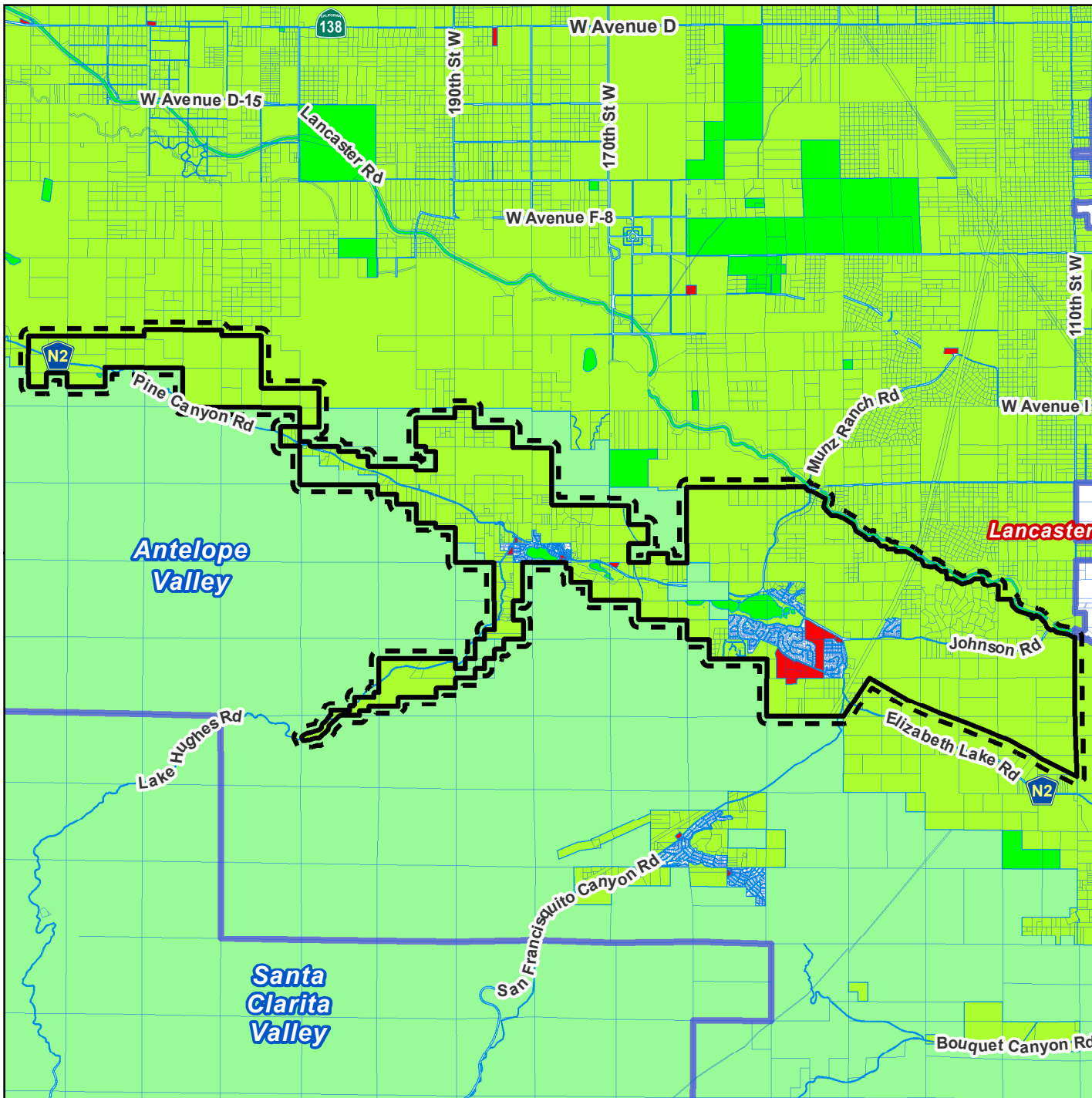
LOS ANGELES COUNTY
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 320 W. Temple Street
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
ZONING

500-FOOT RADIUS MAP

PROJECT NO. 2019-003993

CSD UPDATE RPPL2019002602



-  R-1, R-A - Residential
-  R-3-()U - Limited Density Multiple Residence
-  A-1, A-2 -
-  C-R - Commercial Recreation
-  C-RU - Rural Commercial
-  M-1 - Light Manufacturing
-  O-S - Open Space
-  W - Watershed



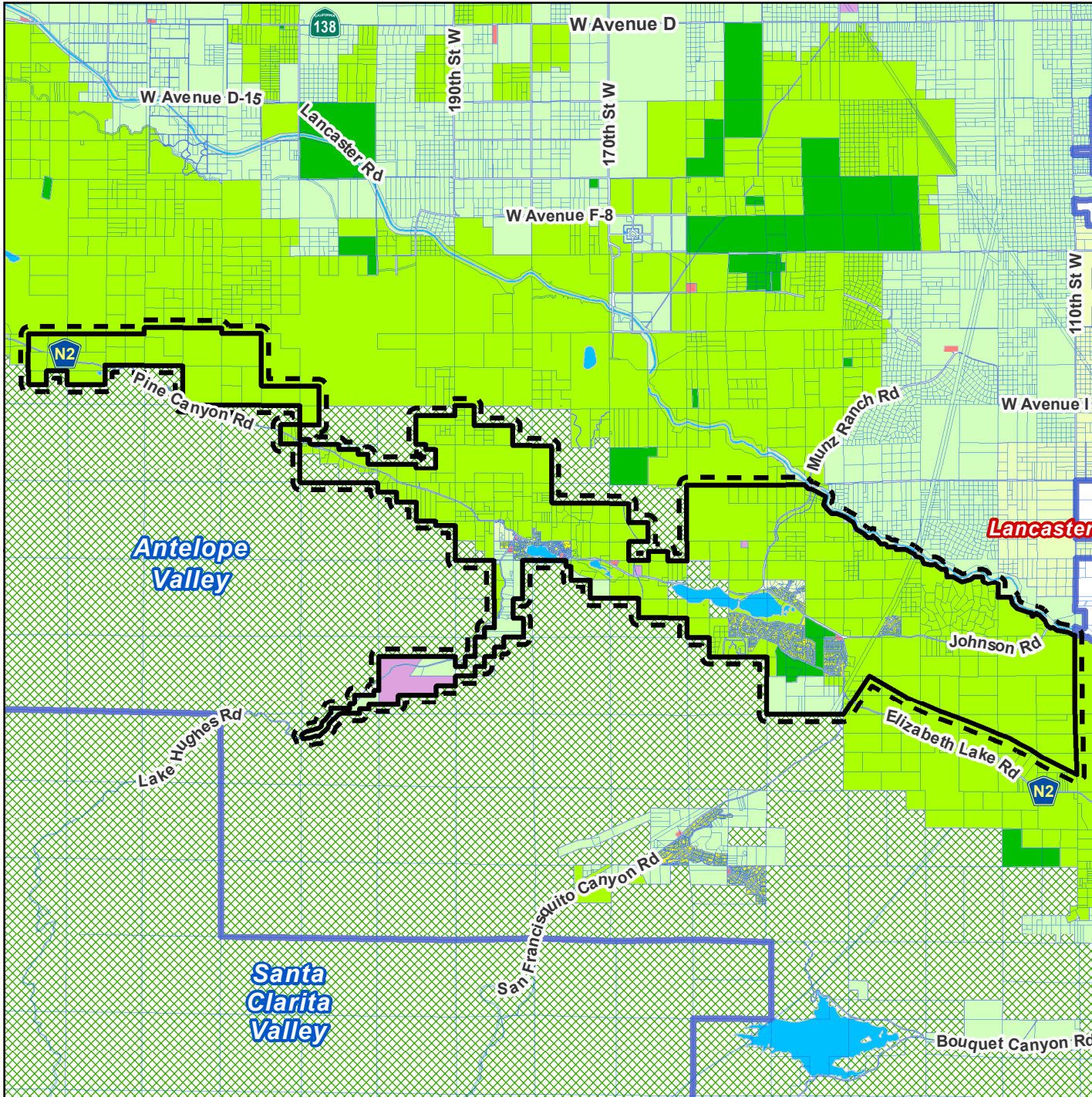
LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
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










LAND USE POLICY

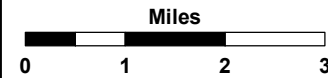
500-FOOT RADIUS MAP

PROJECT NO. 2019-003993

CSD UPDATE RPPL2019002602



-  RL2 - Rural Land 2 (1 du / 2 gross ac)
-  RL5 - Rural Land 5 (1 du / 5 gross ac)
-  RL10 - Rural Land 10 (1 du / 10 gross ac)
-  RL20 - Rural Land 20 (1 du / 20 gross ac)
-  H5, H9 - Residential
-  H18 - Residential 18 (9-18 du / net ac)
-  CR - Rural Commercial
-  IL - Light Industrial
-  P - Public and Semi-Public
-  OS-NF - Open Space National Forest
-  OS-C, OS-PR, OS-BLM - Open Space
-  W - Water



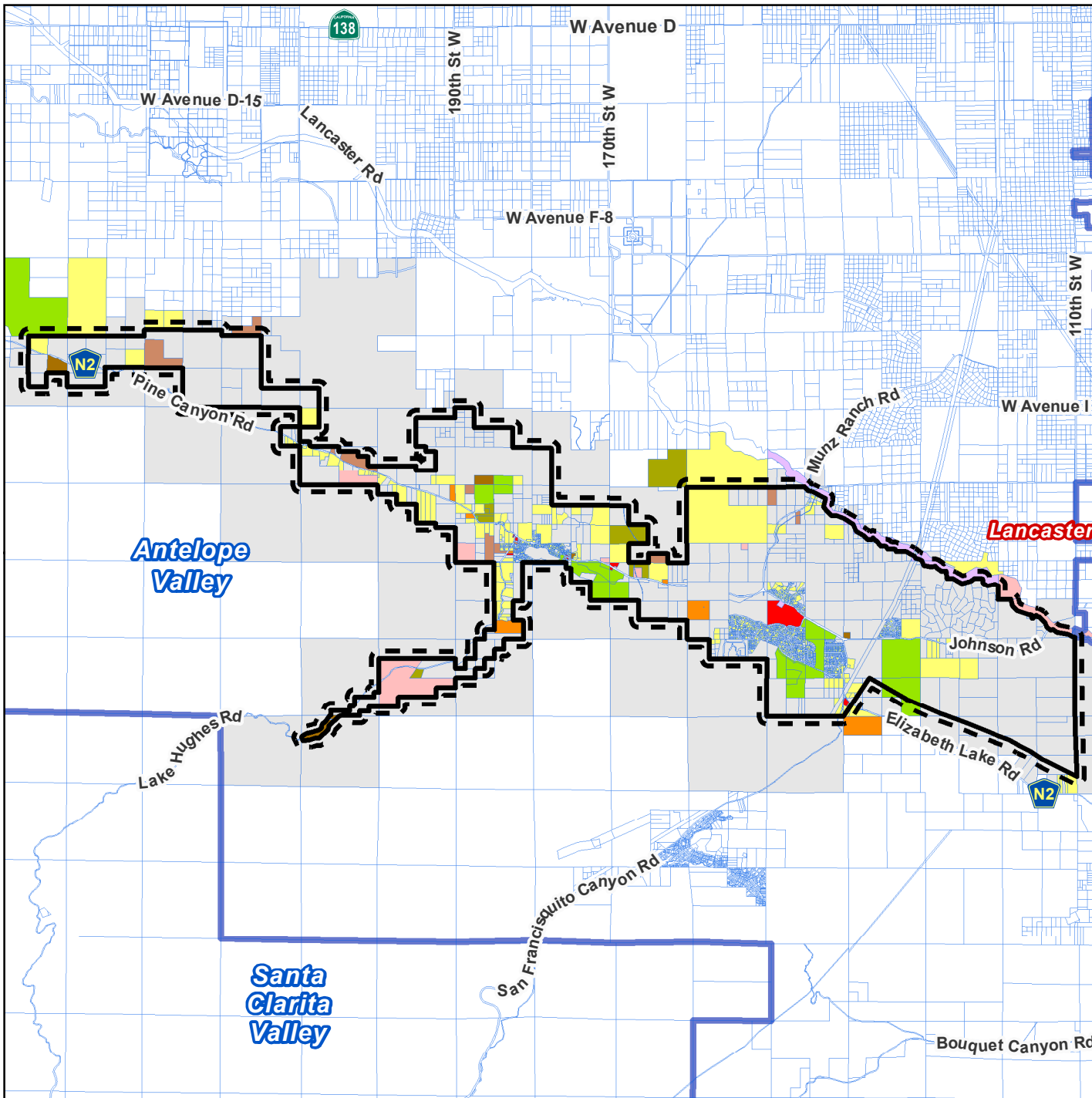
LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012

EXISTING LAND USE

500-FOOT RADIUS MAP

PROJECT NO. 2019-003993

CSD UPDATE RPPL2019002602



500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

- Commercial
- Government
- Industrial
- Institutional
- Irrigated Farm
- Miscellaneous
- Recreational
- Residential - Single Unit*
- Residential - Two Units*
- Residential - Multi-Unit*
- Vacant

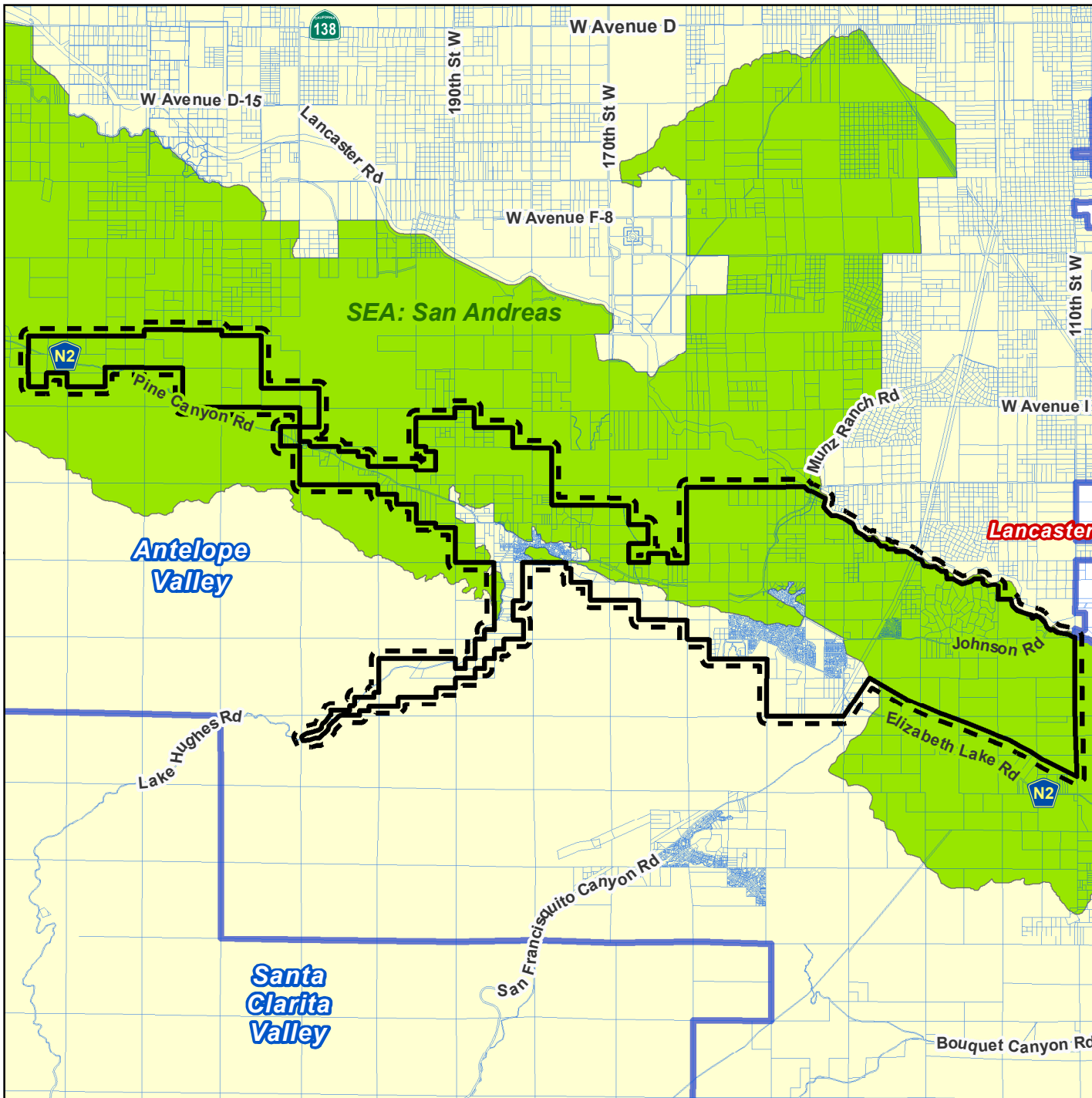








LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012

ADOPTED SEA

500-FOOT RADIUS MAP

PROJECT NO. 2019-003993
CSD UPDATE RPPL2019002602



-  Significant Ecological Area
-  Project Boundary: Elizabeth Lake and Lake Hughes CSD
-  Radius Buffer
-  Parcel Boundary
-  Unincorporated Community
-  Incorporated City



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: January 21, 2021
PROJECT NUMBER: 2019-003993-(5)
PERMIT NUMBER(S): ADVANCE PLANNING CASE NO. RPPL2019002602
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Elizabeth Lake and Lake Hughes
CASE PLANNER: Tahirah Farris, Regional Planner
tfarris@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The CSD ordinance amendment project qualifies as Class 1, 2, 3, 4, 7, 8, 11, 20, and 21 Categorical Exemptions under State CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 as classes of projects which do not have a significant effect on the environment because 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. All development standards are consistent with current practices, or will provide additional limitations on development which further protects the community’s natural beauty. See attachments for a more detailed analysis of the project and applicable exemptions.

Attached: Notice of Exemption and Attachment

Notice of Exemption

To:

Office of Planning and Research
 P.O. Box 3044
 Sacramento, CA 95812-3044

County Clerk
 County of: Los Angeles, Business Filings
12400 E. Imperial Hwy., #1201
Norwalk, CA 90650

From:

Public Agency: LA County Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

The Los Angeles County Department of Regional Planning proposes an updated community standards district for the unincorporated area of Elizabeth Lake and Lake Hughes to preserve the existing rural character and nature in this area. Development standards applicable to this community will be more environmentally protective and will further limit changes to road design, commercial development, subdivisions, utilities, grading and removal of native vegetation. See attachment for additional information.

Name of Public Agency Approving Project: Los Angeles County

Name of Person or Agency Carrying Out Project: _____

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemption. State code number: _____
- Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects. State type and section number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency

Signed by Applicant

Date Received for filing at OPR: _____

ATTACHMENT TO NOTICE OF EXEMPTION
LOS ANGELES COUNTY
ELIZABETH LAKE AND LAKE HUGHES COMMUNITY STANDARDS DISTRICT

1. Project Description

The County of Los Angeles (“County”) Department of Regional Planning is updating the Elizabeth Lake and Lake Hughes Community Standards District (“CSD”) (Chapter 22.322 of the Los Angeles County Code). The proposed update to the Elizabeth Lake and Lake Hughes CSD will standardize new subdivisions in rural areas; preserve the existing rural road design without curbs, gutters, or sidewalks; create additional development standards for commercial businesses and signage; and encourage vegetation protections and trails as part of discretionary development projects, where appropriate. These policies are more environmentally protective and restrictive than what is currently allowed within the Zoning Code (Title 22). No construction activities or specific developments are proposed as part of this project.

2. Description of Project Site

The unincorporated 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 (Exhibit C – GIS Maps). 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. 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. There are a just a few local businesses and establishments such as a store, restaurants, a land mitigation bank/nature preserve, a fire station, an elementary school, a post office, a golf course, The Painted Turtle kids camp, and faith-based organizations within the boundaries of this area. This community is served by private water and sewer systems.

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.

The community of Elizabeth Lake includes rural town areas. The primary rural town area surrounds Elizabeth Lake water body. North of Elizabeth Lake Road, the primary rural town is generally bounded by Hawk Drive, Gist Drive, and hillsides to the north, Munz Ranch Road to the west, and Pekaboo Road and hillsides to the east. South of Elizabeth Lake Road, the primary rural town area is generally bounded by Sandrock Drive, Ranch Club Road, and Elizabeth Lake Road to the north, the National Forest boundary to the west, the National Forest boundary, Ranch Club Road, and Kiptree Drive to the south, and Elizabeth Lake Road

to the east. The privately-owned portion of Elizabeth Lake water body is considered to be one of the communities' rural preserve areas.

A secondary rural town area in Elizabeth Lake is located north of Johnson Road between Leadhill Drive and Limeridge Drive and is partially developed as the result of previous land divisions activities.

The community of Lake Hughes also includes a rural town area. The rural town extends west from the rural town center area and is generally bounded by Elizabeth Lake Road, Elderberry Street, High Trail, Lone Pine Trail, and hillsides to the north, Muir Drive and a line approximately 1,500 feet west of Lake Hughes Road to the west, Desswood Road, New View Drive, and South Shore Drive to the south, and Mountain View Road to the east.

The remaining lands in the community are considered to be rural preserve areas with infrastructure constraints, environmental resources, and safety constraints.

Nearly the entirety of the community is located within a Very High Fire Hazard Severity Zone ("VHFHSZ") and the Rural Outdoor Lighting District (ROLD). A select few parcels surrounding the north and south of Pine Canyon Road are in a Moderate Fire Hazard Zone. Many properties also fall within a Liquefaction Zone and Seismic Zone, with the San Andreas Fault running throughout the community along Elizabeth Lake Road and Pine Canyon Road. A 100-year Flood Zone also runs through the center of the community along Elizabeth Lake Road and Pine Canyon Road.

3. Reasons Why This Project is Exempt

The CSD ordinance update project qualifies for Class 1, Existing Facilities; Class 2, Replacement or Reconstruction; Class 3 New Construction or Conversion of Small Structures; Class 4, Minor Alterations to Land; Class 7, Actions by Regulatory Agencies for Protection of Natural Resources; Class 8, Actions by Regulatory Agencies for Protection of the Environment; Class 11, Accessory Structures; Class 20, Changes in Organization of Local Agencies; and Class 21 Enforcement Actions by Regulatory Agencies under CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 as classes of projects that do not have a significant effect on the environment.

Class 1: Section 15301, Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use...Examples include, but are not limited to:

(c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities...

(h) Maintenance of existing landscaping, native growth, and water supply reservoirs...

The project will not alter or cause for removal any existing, permitted structures on property. The development standards will only impact new changes that are proposed to a site. For example, one development standard will exclude the addition of new outdoor advertising signs (billboards) within the community. There is an adopted ROLD Ordinance that is already in effect and applies to properties within this community. The project will refer to this ordinance for lighting requirements as they relate to signage.

The Elizabeth Lake and Lake Hughes CSD update will include development standards that restrict the road widths and prohibit the use of curbs, gutters, and sidewalks, unless deemed necessary by the County. These standards are intended to preserve the design of existing roads and therefore, the project will be consistent with the existing character and baseline condition of the community.

The project proposes consideration of trail easements and alignments for all new development or subdivisions requiring a discretionary land-use permit to be consistent with the County General Plan, the County Trails Manual, and the Antelope Valley Area Plan.

The project also proposes restrictions on vegetation removal. Currently, there are vegetation protections in the Hillside Management Ordinance. The inclusion of these new standards would provide an additional layer of vegetation protection and allow for the maintenance of existing landscaping and natural growth on private property.

Class 2: Section 15302, Replacement or Reconstruction

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

(b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead utility distribution lines where the surface is restored to the condition existing prior to undergrounding.

The project will not alter the current Zoning Code (Title 22) as it applies to replacement or reconstruction of structures as identified in Chapter 22.172 of the Los Angeles County Code. Development standards will be added for commercial projects and signage. However, these standards would only be applied when new construction or replacement is proposed and will be more stringent than the existing Zoning Code allowances. Road standards are meant to continue the existing rural design without

sidewalks, curbs, or gutters, unless deemed necessary by other departments. Therefore, the aforementioned standards will fit into this categorical exemption class.

The community is interested in requiring the undergrounding of utilities. This development standard may be applicable to new subdivision projects of a minimum size.

Class 3: Section 15303, New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities and structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure...Examples of this exemption include, but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone...

(b) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area...

The project will include development standards for ministerial projects, such as commercial development standards, to further restrict the height of new commercial structures to two stories and restrict hours of commercial operation from 6:00 a.m. to 11:00 p.m., and will prohibit 24-hour businesses to preserve night skies and rural character.

Class 4: Section 15304, Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:

(b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistance landscaping.

This project proposes development standards to evaluate proposed removal of vegetation and require a discretionary permit with removal of a specified percentage of a lot or a minimum square footage, dependent on whichever is more restrictive. Although there are adopted ordinances that protect vegetation, this CSD would add a new layer of protection for plants in areas that may not otherwise be protected. These standards will be more environmentally protective than the current Zoning Code.

Class 7: Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources

Class 7 consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural

resource where the regulatory process involves procedures for protection of the environment...Construction activities are not included in this exemption.

This project will include a set of development standards that will be more stringent than the existing County Code and therefore, will be more protective of the environment. The development standards will include evaluation of vegetation removal and protections for significant ridgelines.

Class 8: Section 15308, Actions by Regulatory Agencies for Protection of the Environment

Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

The proposed project will further protect the environment and prevent environmental degradation with the addition of standards requiring height limits for commercial development, restricting commercial signage, limiting expansion of roads, prohibiting new billboards, further protecting significant ridgelines, dark skies, and mitigating vegetation removal as part of discretionary development projects. The CSD does include guidance for trail development; however, these trails are already identified and included on the existing, adopted Antelope Valley Trails Map and the Regional Trails System, adopted as part of the General Plan. None of the proposed development standards will relax the existing code requirements or allow additional environmental degradation.

Class 11: Section 15311, Accessory Structures

Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

(a) On-premise signs;

Development standards related to commercial signage are proposed as part of this project. The project also proposes to include a prohibition on new outdoor advertising signs (billboards).

Class 20: Section 15320, Changes in Organization of Local Agencies

Class 20 consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include, but are not limited to:

(a) Establishment of a subsidiary district;

This project will modify an existing district with a revised layer of standards for a specific community. This community will remain within the unincorporated area of Los Angeles and will still be governed by the Board of Supervisors. This revision to the existing district will only apply development standards to this specified area with the intention of preserving its existing rural character, night skies, and natural vegetation.

Class 21: Section 15321, Enforcement Actions by Regulatory Agencies

Class 21 consists of:

- (a) Actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency. Such actions include, but are not limited to, the following:*
- (1) The direct referral of a violation of lease, permit, license, certificate, or entitlement for use or of a general rule, standard or objective to the Attorney General, District Attorney, or City Attorney as appropriate, for judicial enforcement;*
 - (2) The adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.*

This project proposes to add additional development standards to the Elizabeth Lake and Lake Hughes community with the objective of preserving its existing character. These standards will result in more environmental protections to the area. Any violation to these rules will be enforced pursuant to Chapter 22.242 of the County Code.

4. Review of Possible Exceptions to the Categorical Exemptions

Section 15300.2 of the CEQA Guidelines identifies circumstances when a categorical exemption cannot be used. This project has been reviewed to determine if any of the conditions listed in this section might invalidate findings that the project is exempt under CEQA. None of these exceptions to the categorical exemptions are applicable:

- (a) Location:** This project qualifies for Classes 3, 4, and 11, which require analysis by location in order to ensure that a project is not located in a particularly sensitive environment where its impacts would ordinarily be insignificant, but circumstantially would be significant. This project includes the addition of development standards for commercial sites to further restrict the height of the buildings to two stories, limit the size and types of signage, limit building façade materials used on residential and commercial structures, restrict subdivisions to a minimum lot size, limit development near significant ridgelines and hillside management areas, add standards for utilities, protect night skies, and add vegetation protections. Although there are properties located within the boundaries of the project that are mapped as being located within a VHFHSZ, Flood Zone,

Liquefaction Zone, Seismic Zone, and SEA, none of the proposed standards will create a significant impact on the environment. Additionally, all future development projects proposed within the area of the Elizabeth Lake and Lake Hughes CSD will continue to be reviewed by the County Fire Department, Public Health, Parks and Recreation, and Public Works to ensure compliance with County Code requirements.

- (b) Cumulative Impact:** The project will not have any adverse impact on the environment either individually or cumulatively since all development standards applied to this community will be more restrictive and environmentally protective than the current standards in the Zoning Code.
- (c) Significant Effect:** No unusual circumstances will cause this project to have a significant effect on the environment because the development standards are related to the addition of vegetation protections, limitations on signage and road design, stricter standards for commercial building and site design, lighting restrictions, standards guiding new subdivisions, the design and dedication of trail easements, and the prohibition of new billboards. None of these standards will impact existing approved uses and will only guide future development with more environmentally protective standards.
- (d) Scenic Highways:** None of the highways located within the communities of Elizabeth Lake and Lake Hughes are officially designated as state scenic highways.
- (e) Hazardous Waste Sites:** The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. No active or open hazardous sites were identified at or adjacent to the project site.
- (f) Historical Resources:** There are no mapped historical resources within the community.

NOTICE OF PUBLIC HEARING

Exhibit E

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Wednesday, April 28, 2021 at 9:00 a.m.

Hearing Location: Online. Visit <http://planning.lacounty.gov/rpc> and select hearing date for more information.

Project & Case: Project No, 2019-003993-(5), Advance Planning Case No. RPPL2019002602

Project Location: Elizabeth Lake and Lake Hughes area within the Antelope Valley West and Boquet Canyon Zoned Districts

CEQA Categorical Exemption: Class 1, 2, 3, 4, 7, 8, 11, 20, and 21

Project Description: To consider an ordinance updating the Elizabeth Lake and Lake Hughes Community Standards District and associated development standards including signage, lighting, utility devices, residential design and fencing, commercial height, road design, new subdivisions, hillsides, trails, significant ecological areas, and vegetation protections.

IMPORTANT: Prior to the public hearing, the Department of Regional Planning will host an online community meeting on April 17, 2021 to explain the project in greater detail and receive public comment. Visit <http://planning.lacounty.gov/avcsds> to find out more about this upcoming meeting.

For more information regarding this project, contact the Los Angeles County Department of Regional Planning (DRP) via e-mail at AVCSDS@planning.lacounty.gov or by telephone: (213) 974-6476. Case materials are available online at <http://planning.lacounty.gov/avcsds>. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6411.**



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

December 23, 2020

**CASE: RPPL2019002602 and RPPL2019002324
PROJECT: Advanced Planning Project
PLANNER: Farris, Tahirah and Kulczycki, Kristina
LOCATION: Elizabeth and Hughes Lake Communities and Three Points – Liebre Mountain Community**

The Department of Public Health-Environmental Health Division has reviewed the ordinances for the Elizabeth Lake and Lake Hughes Community Standards District (CSD) and the Three Points – Liebre Mountain CSD.

Public Health has no comments for the project ordinances indicated above.

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

December 16, 2020

TO: Ms. Kristina Kulczycki
Principal Regional Planner
Department of Regional Planning

FROM: Zachary Likins
Park Planner
Department of Parks and Recreation
Trails Planning Section

SUBJECT: **RPPL 2018002324; Three Points - Liebre Mountain CSD**
RPPL 2019002602; Elizabeth Lakes and Lake Hughes CSD

The Draft Community Standards District (CSD) prepared for the unincorporated communities of *Three Points - Liebre Mountain* and *Elizabeth Lakes and Lake Hughes* have been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR).

1. Three Points - Liebre Mountain Draft CSD

Please include the following language:

Trails. Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the Los Angeles County General Plan, Antelope Valley Area Plan, and the Los Angeles County Trails Manual ("Trails Manual") maintained by Parks and Recreation. All projects consisting of new development or land division and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trail dedication and development in accordance with the County's Board-adopted regional trail network.

1. Trail Dedication

a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the County's Board-adopted regional trail network and Trails Manual.

- i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision where feasible;
- ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification;

b. Trail Design and Location

- i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County's Board-adopted regional trail network, and to provide connectivity to recreational uses such as open space areas, parks, trailheads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas, as determined by Parks and Recreation;
- iii. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and
- iv. Deviations from the standards set forth in this Subsection I or any applicable provision in the Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

2. Elizabeth Lakes and Lake Hughes Draft CSD

Please include the following language:

Trails. Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the Los Angeles County General Plan, Antelope Valley Area Plan, and the Los Angeles County Trails Manual ("Trails Manual") maintained by Parks and Recreation. All projects consisting of new development or land division and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trail dedication and development in accordance with the County's Board-adopted regional trail network.

1. Trail Dedication

- a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the County's Board-adopted regional trail network and Trails Manual.

Ms. Kristina Kulczycki
December 16, 2020
Page 3

- i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision where feasible;
- ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification;

b. Trail Design and Location

- i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County's Board-adopted regional trail network, and to provide connectivity to recreational uses such as open space areas, parks, trailheads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas, as determined by Parks and Recreation;
- iii. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and
- iv. Deviations from the standards set forth in this Subsection I or any applicable provision in the Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at zlikins@parks.lacounty.gov or (904) 728-1813.

MO:ZL:ev

c: Parks and Recreation (Michelle O'Connor)





MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 16, 2020

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Mark Herwick
Community Studies North Section
Department of Regional Planning

Attention Tahirah Farris

FROM: Arthur Vander Vis 
Land Development Division
Department of Public Works

**ADVANCE PLANNING PROJECT (RPPL2019002602)
THE LAKES (ELIZABETH LAKE AND LAKE HUGHES)
COMMUNITY STANDARDS DISTRICT UPDATE**

Thank you for the opportunity to review the Lakes (Elizabeth Lake and Lake Hughes) Community Standards District update.

Public Works does not need to review this project again if the following revisions are made, and this memo serves as clearance for the project.

For specific revisions, additions, or deletions of wording directly from the project document, the specific section, subsection, and/or item along with the page number is first referenced, then the excerpt from the document is copied within quotations using the following nomenclature:

Deletions are represented by a ~~strikethrough~~.
Additions are represented by italics along with an underline.
Revisions are represented by a combination of the above.

1. **22.322.060 Communitywide Development Standards, H. Subdivisions, 4. Utilities, page 7:**
 - 1.1. It is unclear whether the undergrounding requirements apply to existing and/or new utilities.

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Page 2

2. **22.322.060 Communitywide Development Standards, K. Vegetation and Landscaping, page 10:**

2.1 Revise subsection 1 as follows: "This Subsection ~~L~~ K is applicable to"

3. **22.322.070 Zone Specific Development Standards, A. Residential and Agricultural Zones, 1. Required Yards, page 14:**

3.1. Revise the subsection headings as follows:

- a. Front Yards
- b. Side Yards
- c. Rear Yards
- d. Required front, side, and rear yards...

4. **22.322.070 Zone Specific Development Standards, A. Residential and Agricultural Zones, 4. Housing Standards, page 15:**

4.1 Revise subsection heading as follows: 4. 3. Housing Standards.

5. **22.322.090 Modification of Development Standards, B. Additional Findings, page 16:**

5.1. Revise section "B. Additional Findings" as follows: "The following additional findings shall be included for a modification to Section 22.322.060-~~F~~.E (Significant Ridgeline Protection):"

5.2 Revise the subsection headings as follows:

- "~~a.~~ 1. Alternative sites within the project site have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction."
- "~~b.~~ 2. The project maintains the maximum view of the applicable significant ridgeline through design features including, but not limited to, one or more of the following:"
 - "~~i.~~ a. Minimized grading."
 - "~~ii.~~ b. Reduced Structural height."
 - "~~iii.~~ c. Use of shapes, materials, and colors that blend with the surrounding environment."
 - "~~iv.~~ d. Use of native drought-tolerant landscaping for concealment."

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6. **22.322.090 Modification of Development Standards, page 17:**

- 6.1. "Modification of Yard Standards" and "Modification of Fences and Significant Ridgeline Protection" sections should be deleted if they do not have any content.
- 6.2 It is recommended to relocate subsections "1. Application Checklist" and "2. Type II Review" to the "Applications and Review Procedures" section.

7. **22.322.090 Modification of Development Standards, Figure 22.322-A: Elizabeth Lake and lake Hughes CSD Boundary, page 19:**

- 7.1 It is recommended that one of the two duplicated boundary maps be removed.

If you have any questions regarding comments 1 – 7, please contact Phoenix Khoury of Public Works, Land Development Division, at (626) 458-4921 or pkhoury@pw.lacounty.gov.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4921 or tduong@pw.lacounty.gov.

JD:la



Los Angeles County Department of Regional Planning Elizabeth Lake and Lake Hughes Community Concept Draft



Courtesy of He-Vi Images.

COMMUNITY CONCEPT DRAFT

This Community Concept Draft is intended to highlight and summarize the community's intent for an updated and modified Community Standards District (CSD), and was initially drafted based on meeting discussions with a CSD Committee in May 2018. The CSD Committee consists of Elizabeth Lake and Lake Hughes residents and Town Council members.

This document with proposed new topics is being shared with the public to collect feedback and identify further discussion points, alternatives or areas of concern. Feel free to comment on any existing topics in addition to those being proposed. This document will also be shared internally within County departments, including Public Works, Public Health, Fire, etc. Additional follow-up discussions with the CSD Committee may be necessary to discuss changes or comments from the public or County's review. The CSD ordinance language will be drafted based on this Concept Draft document, consultation with the various County departments, and the public comments received.



REVISIONS TO EXISTING LANGUAGE

The proposed topics are being considered as additional standards to the existing regulations, which can be found here: <https://bit.ly/thelakescsd>.

Topics addressed in the existing CSD include, but are not limited to: highway and local street design, utility lines and devices placement, signage, native vegetation conservation, trails, hillside and significant ridgeline protection, required setbacks, fences, commercial and industrial design, and alcohol sales.

Elizabeth Lake and Lake Hughes Community Concept Draft



Courtesy of He-Vi Images.

PURPOSE

The Elizabeth Lake and Lake Hughes Community Standards District (“CSD”) is established to enhance the quality of life in these communities by preserving and protecting their rural character and the beauty of their environmental setting. Elizabeth Lake and Lake Hughes are distinguished by a mix of dispersed residential, recreational, and commercial uses as well as sensitive features including hillsides, natural lakes, national forest lands, significant ecological areas, the Pacific Crest Trail, and local [open space] preserves. The standards contained in this CSD are intended to protect native vegetation, preserve night sky, minimize the placement of urban infrastructure, and maintain low residential densities in both communities.



NOTIFICATION

The CSD Committee requests Town Council to be notified of all permit applications for new construction, and additions to existing structures in The Lakes communities.



MANUFACTURED HOUSING

The CSD Committee would like to limit the use of manufactured homes in the community to new construction, and follow existing guidelines.



LAND DIVISIONS

To preserve the rural character of the community, the CSD Committee wants to prohibit tract-style development. Clustering of homes should be prohibited.

Elizabeth Lake and Lake Hughes Community Concept Draft



RECREATIONAL VEHICLES

The CSD Committee would like the parking of recreational vehicles on driveways or in established parking areas in front of a residential property to be permitted and not be required to be parked behind a gate.



AGRICULTURAL USES

The CSD Committee would like development standards for agricultural uses such as growing and cultivating crops to protect native vegetation and prevent negative impacts of certain crops. Standards may address potential noise, odor, and light pollution, sanitation, and permitted fertilizer materials.



LIVESTOCK / ANIMALS

The Committee would also like regulations for dog kennels and livestock to control for potential sound impacts. They would also like standards for setbacks between horses and habitable structures.



COMMERCIAL USES AND STANDARDS

The CSD Committee would like to restrict the height of commercial buildings to two stories and require design to keep with the rural look and feel of the community.

The Committee would like to limit the hours of operations to prohibit 24-hour businesses. There can be safety lights, but general business signs with lighting should be turned off when businesses are closed, especially due to proximity of commercial uses to residential uses.

Elizabeth Lake and Lake Hughes Community Concept Draft



COMMERCIAL SIGNAGE

The CSD Committee wants to prohibit billboards and reduce the maximum permitted business signage area from the existing 32 square feet that is currently allowed in the CSD. Signage should have a rural look and feel to keep with the character of the community.



CELL TOWERS

The CSD Committee would like any proposed cell tower to be designed to look like a tree. The Committee would also like to limit the numbers of towers that can be placed in the community to keep with the rural setting.



RURAL OUTDOOR LIGHTING

The CSD Committee would like to limit street lighting in the community to protect the views of the night sky. In addition, the Committee would like to include provisions for retrofitting existing lighting, including but not limited to street lights, within three years.



TO PROVIDE COMMENTS ON THIS COMMUNITY CONCEPT DRAFT:

Mail: Department of Regional Planning
 Attn: Community Studies North
 320 W. Temple St., Room 1354
 Los Angeles, CA 90012

Email: AVCSDS@planning.lacounty.gov
Phone: (213) 974-6476

From: [Secretary LakesTC](#)
To: [Tahirah Farris](#)
Cc: [President LakesTC](#); [Vice President LakesTC](#)
Subject: Re: Flyer for Open House - April 17th
Date: Wednesday, April 7, 2021 5:05:26 PM

CAUTION: External Email. Proceed Responsibly.

Also, Tahirah, we need to retain “no clustering “ for the minimum 2 1/2 acre lot size or it will be ignored. Please be aware that community members are not at all interested in housing developments here. This will be an issue.

We were also wondering if we could please get a copy of the map with the CSD boundaries.

Many thanks!

Louisa Stephen

On Mon, Apr 5, 2021 at 9:44 AM Tahirah Farris <TFarris@planning.lacounty.gov> wrote:

Great! Thank you. So far 8 people have registered for the meeting.

Tahirah

From: Secretary LakesTC [mailto:secretary.lakestowncouncil@gmail.com]
Sent: Saturday, April 3, 2021 11:36 AM
To: Tahirah Farris <TFarris@planning.lacounty.gov>
Cc: President LakesTC <president.lakestowncouncil@gmail.com>; Vice President LakesTC <vp.lakestowncouncil@gmail.com>
Subject: Re: Flyer for Open House - April 17th

CAUTION: External Email. Proceed Responsibly.

Thanks! We are re-posting on social media and other locations.

On Tue, Mar 30, 2021 at 4:43 PM Tahirah Farris <TFarris@planning.lacounty.gov> wrote:

Great! We also had one of our colleague drop off some flyers at Papa’s Country store and possibly at the local post office. Feel free to direct anyone to call us at **213-974-6476**. We check the office phone remotely, so if they leave a message we try to get back to them within the same day or next day. They can also email us at avcsds@planning.lacounty.gov.

I've received a couple calls so far just so I'm glad folks are paying attention to the postcard.

Tahirah

From: President LakesTC [mailto:president.lakestowncouncil@gmail.com]
Sent: Tuesday, March 30, 2021 4:08 PM
To: Tahirah Farris <TFarris@planning.lacounty.gov>
Cc: Vice President LakesTC <vp.lakestowncouncil@gmail.com>; Secretary LakesTC <secretary.lakestowncouncil@gmail.com>
Subject: Re: Flyer for Open House - April 17th

CAUTION: External Email. Proceed Responsibly.

Hi Tahirah,

Thank you. We've been getting calls regarding the postcards. I am so happy that they went out. It really got people's attention.

Talk soon,

Teri

President

Lakes Town Council

PH: (661) 262-3130

PO Box 784

Lake Hughes, CA 93532

"Where Nature Is Your Neighbor"

On Tue, Mar 30, 2021 at 3:09 PM Tahirah Farris <TFarris@planning.lacounty.gov> wrote:

Hi Teri and Louisa,

Just following up to make sure you received my email with the flyer for the open house and see if you have any questions. Please let me know if there is anything we need to chat about before the community meeting.

Thank you,

Tahirah

From: Tahirah Farris
Sent: Tuesday, March 23, 2021 7:29 AM
To: President LakesTC <president.lakestowncouncil@gmail.com>; Vice President LakesTC <vp.lakestowncouncil@gmail.com>; Secretary LakesTC <secretary.lakestowncouncil@gmail.com>
Subject: RE: Flyer for Open House - April 17th
Importance: High

Hi Teri and Louisa,

I shared the draft CSD (final attached) with our management again to post online and they had a request for some small editorial changes, but also to re-arrange language under Hillside Management. It is not removing language but instead taking out the introductory paragraph under Hillside Management and re-wording it as a required finding. Here is the change:

Under Hillside Management – the first statement says “In evaluating the design of a development in a hillside management area on an application for a Conditional Use Permit pursuant to Chapter 22.104 (Hillside Management), the Commission or Hearing Officer shall require that the proposed development minimizes impacts to existing viewsheds through all reasonable design measures.”

The proposal is to re-write this as a required finding of the CUP so it has to be by the applicant. The language would be moved to B.2., which includes the required findings

under Grading, and would state: “The proposed development minimizes impacts to existing viewsheds through all reasonable design measures.”

If you want to have a quick call today to discuss, let me know. I’d like to post the draft online today for public release if possible. However, I want to make sure you’re aware of this and have a chance to see the final draft.

Again, I’d be happy to have a quick phone call to answer any questions. I’m free today before 11am, between 1-4pm, or at 5pm.

Thanks,

Tahirah

From: Tahirah Farris
Sent: Monday, March 22, 2021 10:12 AM
To: President LakesTC <president.lakestowncouncil@gmail.com>; Vice President LakesTC <vp.lakestowncouncil@gmail.com>; Secretary LakesTC <secretary.lakestowncouncil@gmail.com>
Subject: Flyer for Open House - April 17th

Hi Teri and Louisa,

Please find attached a flyer we put together for the online open house event on April 17th. One of our Enforcement colleagues who will be in the field has offered to distribute flyers at some of the local establishments. I think she has a good idea of the few places where people might visit, but if you have suggestions, feel free to let us know so we don’t miss anything. Please email this out to your constituent list as well as you see fit.

We are asking people to register in case we need to send a note to folks ahead of the meeting. However, we’ve also provided a short link that will take them directly to the Zoom meeting without registering if they just jump on that day. A note on the Zoom link on the flyer though, if you try to click to the Zoom meeting link from the PDF, for some reason it doesn’t have to capture the whole link. Please make sure people are aware that they have to type in the full link that’s listed on the flyer into their web browser.

Mailing notices for the hearing and the community meeting went out to all property owners last Thursday, and we are planning to post the draft CSD on the website by tomorrow.

Please let me know if you have any questions.

I'm looking forward to the community meeting with folks.

Tahirah

Tahirah Farris, AICP

Regional Planner

Los Angeles County Department of Regional Planning
[320 W. Temple Street, 13th Floor | Los Angeles, CA 90012](https://www.lacounty.gov/planning/320-W-Temple-Street-13th-Floor-Los-Angeles-CA-90012)
Email tfarris@planning.lacounty.gov

<http://planning.lacounty.gov>

Please note: In response to the evolving coronavirus emergency, Los Angeles County facilities are currently closed to the public. All Department of Regional Planning staff are teleworking at this time and available by email. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov.

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Secretary

Lakes Town Council

PH: (661) 262-3130

PO Box 784

Lake Hughes, CA 93532

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Lake Hughes, CA 93532