



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



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Director of Regional Planning

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Regional Planning

August 31, 2021

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**HEARING ON THE ELIZABETH LAKE AND LAKE HUGHES COMMUNITY STANDARDS  
DISTRICT UPDATE  
PROJECT NO. 2019-003993-(5)  
ADVANCE PLANNING CASE NO. RPPL2019002602,  
PROJECT LOCATION: ELIZABETH LAKE AND LAKE HUGHES  
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

**SUBJECT**

The recommended action is to approve an update to the Elizabeth Lake and Lake Hughes Community Standards District Ordinance (Ordinance). The proposed Ordinance protects hillsides and significant ridgelines; restricts outdoor lighting and signage; preserves vegetation; regulates subdivisions, small-scale utility devices, highway and local street development, and trail development; restricts the height of structures; requires additional setbacks for side and rear yards; adds building material requirements for residential and commercial structures; restricts hours of operation for commercial businesses; and requires a Minor Conditional Use Permit for the modification of development standards. A project summary is included as Attachment 1, and the proposed Ordinance is included as Attachment 2.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Find that the proposed Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to state and local CEQA guidelines;
2. Indicate its intent to approve the proposed Ordinance (Advance Planning Case No. RPPL2019002602), as recommended by the Regional Planning Commission (RPC); and

3. Instruct County Counsel to prepare the final documents for the proposed Ordinance and submit them to the Board for its consideration.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

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 Community Standards Districts (CSD) and may include a program to prepare and adopt any proposed new CSDs. The adoption of the proposed Ordinance will advance the implementation program for the AVAP and meet its goals and policies, as well as those contained in the General Plan.

The proposed Ordinance includes standards and procedures intended to maintain and enhance the unique rural character of the Elizabeth Lakes and Lake Hughes communities. It adds vegetation buffers and vegetation removal thresholds to provide additional protection for the community. Additional standards, such as design guidelines and development standards to protect hillside management areas and significant ridgelines, and a Conditional Use Permit for grading that exceeds 5,000 cubic yards total cut and fill within a 24-month period, ensure consistency with the Significant Ecological Areas Program.

Development standards in the proposed Ordinance include accessory uses and structures with certain restrictions. The proposed Ordinance also allows ground-mounted small-scale solar facilities if placed at least five feet from the nearest property line, or outside of required yards if the lot is over five acres in size. The proposed Ordinance prohibits outdoor advertising signs, roof signs, and pole signs.

The proposed Ordinance specifies design standards for the development of trails within new subdivisions or discretionary land use projects; includes subdivision standards with a required lot size of at least 2.5 net acres, prohibits density-controlled developments and gated or walled subdivisions, and requires underground utilities; prohibits curbs, gutters, and sidewalks on new streets unless deemed necessary by other departments; and prescribes street widths to promote alternative rural design. In addition, the proposed Ordinance requires compliance with the Rural Outdoor Lighting District and specifies that exterior lighting must be fully shielded, with exemptions for lighting within temporary structures such as a tent or canopy that shields lighting. The proposed Ordinance also requires the design of street lights be compatible with the style and material of the poles on which they are mounted. It also updates the standards for wireless telecommunication facilities to require the design of ground-mounted antennas and monopoles to conform with surrounding community character.

In residential and agricultural zones, the proposed Ordinance expands the side yard setback to 65 feet; maintains the prohibition of the use of glass or clear plastic on perimeter fencing or walls; specifies that lots of one acre or greater in size are required to maintain wildlife-permeable fencing; and updates the requirement for new single-family residences to include 12-inch eaves and requires new residential buildings to use siding made from brick, stone, wood, or an alternative material made to look like brick, stone, or wood for a minimum of 50% of building facades. In commercial zones, the proposed Ordinance limits the height of new commercial buildings to two stories, limits use of glass, stucco, or metal to no more than 50 percent of the building façade to be consistent with the rural look and character of the community; and limits the hours of operation for commercial uses. Finally, the proposed Ordinance requires a discretionary review for any project requesting to modify a CSD

standard, and a notification radius of 1,000 feet with a minimum requirement that at least 15 parcels of real property be notified of public hearings.

On April 28, 2021, the RPC held a public hearing and voted unanimously to recommend approval of the proposed Ordinance. A summary of RPC proceedings is included as Attachment 4. The RPC's resolution is included as Attachment 5.

### **Implementation of Strategic Plan Goals**

The proposed Ordinance supports the County's Strategic Plan Goal II: Foster Vibrant and Resilient Communities; Objective II.2.3: Prioritize Environmental Health Oversight and Monitoring, which aims to strengthen the County's capacity to effectively prevent, prepare for and respond to emergent environmental and natural hazards and reduce impacts to disproportionately affected communities. Elizabeth Lake and Lake Hughes contain mapped environmental and natural hazards, including Very High Fire Hazard Severity Zones, Flood Zones, and Seismic Hazards. The proposed Ordinance will preserve the existing low-density rural character of the area and protect the natural environment. Standards will ensure that new development will be consistent with the community character and will mitigate hazards in the community.

### **FISCAL IMPACT/FINANCING**

Adoption of the proposed Ordinance will not result in any significant new costs to the Department of Regional Planning or other County departments and agencies.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In addition to the public hearing conducted by the RPC on April 28, 2021, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code. Required notice was given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code.

### **ENVIRONMENTAL DOCUMENTATION**

The adoption of the proposed Ordinance is exempt from CEQA per Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 (Class 1, 2, 3, 4, 7, 8, 11, 20, and 21 Categorical Exemptions) and the County Environmental Guidelines. The Notice of Exemption is included as Attachment 4.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the proposed Ordinance will not significantly impact County services.

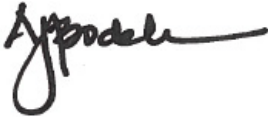
For further information, please contact Tahirah Farris, Regional Planner, Community Studies North Section, at (213) 974-6476 or [tfarris@planning.lacounty.gov](mailto:tfarris@planning.lacounty.gov).

The Honorable Board of Supervisors

8/31/2021

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Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Amy Bodek", with a long horizontal flourish extending to the right.

Amy J. Bodek, AICP

Director

AJB:BS:CC:MSH:TF:ems

c: Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel  
Fire Department  
Parks and Recreation  
Public Health  
Public Works

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF REGIONAL PLANNING**  
**PROJECT SUMMARY**

<b>PROJECT DESCRIPTION:</b>	An ordinance to update the Elizabeth Lake and Lake Hughes Community Standards District (CSD).
<b>REQUEST:</b>	Approval and adoption of the proposed Ordinance.
<b>LOCATION:</b>	The community of Elizabeth Lake and Lake Hughes
<b>STAFF CONTACT:</b>	Tahirah Farris, 213-974-6476, <a href="mailto:tfarris@planning.lacounty.gov">tfarris@planning.lacounty.gov</a>
<b>RPC HEARING DATE(S):</b>	April 28, 2021
<b>RPC RECOMMENDATION:</b>	Approval and recommendation to the Board to consider approval of the proposed Ordinance.
<b>MEMBERS VOTING AYE:</b>	Commissioners Modugno, Duarte-White, Louie, Shell, and Moon
<b>MEMBERS VOTING NAY:</b>	None
<b>MEMBERS ABSENT:</b>	None
<b>MEMBERS ABSTAINING:</b>	None
<b>KEY ISSUES:</b>	The update to the Elizabeth Lake and Lake Hughes Community Standards District includes standards for hillside management areas and significant ridgeline protection, outdoor lighting, rural road design, signage, subdivision design (minimum lot size,

prohibition of gated or walled subdivisions, prohibition density-controlled development, and undergrounding utilities), trail dedication and design with discretionary projects, standards for small-scale utility devices and wireless telecommunications facilities, vegetation protections, side and rear yard setbacks, fencing and building materials for residential zones, and height restrictions, building material requirements for commercial structures, and hours of operation limits for commercial uses. There is also a public hearing process for any requested modifications to the standards that are proposed.

**MAJOR POINTS FOR:**

The adoption of the proposed Ordinance will implement the Antelope Valley Area Plan, and add protections for the communities to preserve their rural character. Elements included in the proposed Ordinance address the protection of vegetation, hillsides, and natural landscapes, low-density development, and residential and commercial design to fit with the existing rural character. The proposed Ordinance was developed through extensive collaboration with the Elizabeth Lake and Lake Hughes Town Council representing the community.

**MAJOR POINTS AGAINST:**

Additional development standards proposed for Elizabeth Lake and Lake Hughes will impose more restrictions on the community.

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to amend the Elizabeth Lake and Lake Hughes Community Standards District, which defines and establishes development standards for the unincorporated area of Elizabeth Lake and Lake Hughes.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.322.010 is hereby amended to read as follows:

**22.322.010 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, ~~n~~N~~a~~t~~i~~o~~n~~a~~l~~ ~~f~~o~~r~~e~~s~~t ~~l~~a~~n~~ds, ~~s~~i~~g~~ni~~f~~i~~c~~a~~n~~t ~~e~~c~~o~~lo~~gi~~c~~a~~l~~ ~~a~~r~~eas, the Pacific Crest Trail, and local 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.~~~~~~~~~~

**SECTION 2.** Section 22.322.020 is hereby amended to read as follows:

**22.322.020 Definitions.**

The following terms are defined solely for this CSD:

~~Native vegetation. Plants designated for the corresponding Ecological Zone in the Los Angeles County Drought-tolerant Approved Plant List, maintained by the Department.~~

~~Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.~~  
**Gated or walled subdivision:** A subdivision that includes proposed fencing or walls along its perimeter and restricted access. This definition excludes perimeter fencing for individual lots. A wall or fence along one side of the subdivision would not constitute a gated or walled subdivision.

**SECTION 3.** Section 22.322.030 is hereby amended to read as follows:

**22.322.030 District Map.**

The boundaries of this CSD are shown on Figures 22.322-B: Elizabeth Lake and Lake Hughes CSD Boundary, at the end of this Chapter.

**SECTION 4.** Section 22.322.420 is hereby amended to read as follows:

**22.322.040 Applicability.**

~~This CSD shall apply to all development proposals except for site plan reviews and/or zoning conformance reviews for which applications were submitted and deemed complete prior to the effective date of the ordinance establishing this CSD.~~  
In conjunction with Section 22.300.020 (Application of Community Standards Districts to Property), this Chapter shall apply to any application for development, expansion, or change of use requiring Regional Planning approval after [effective ordinance date]. For expansion of an existing, legally established use as of [effective ordinance date].



this Chapter shall only apply to the new expansion portion and not to existing development.

**SECTION 5.** Section 22.322.050 is hereby amended to read as follows:

**22.322.050 Application and Review Procedures.**

Notification. Notwithstanding Section 22.222.160 (Notification Radius) and except as otherwise specified in this Chapter, all notices for ~~Conditional Use Permits, General Plan and Area Plan Amendments, Specific Plans, Tentative Tract Maps and Parcel Maps, Variances, Zone Changes, and other zoning permit applications~~ discretionary permits requiring a public hearing shall be mailed to all owners of property located within a 31,000-foot radius of the exterior boundaries of the subject property. In addition, if the notification radius does not include a minimum of 15 parcels of real property, the radius shall be expanded until the owners of at least 15 parcels are included.

**SECTION 6.** Section 22.322.060 is hereby amended to read as follows:

**22.322.060 Community Wide Development Standards.**

A. Highway and Local Streets.

1. Highway Standards.

a. Routes on the County Highway Plan within the boundaries of this CSD shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic are such that Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the federal Americans with Disabilities Act.;

b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by Public Works, where Public Works will consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement and ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and

c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.

B2. Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD:

4a. Local streets shall use the inverted shoulder cross-section with and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This limit 28-foot width excludes the width of any inverted shoulder or concrete flowline;

2b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with the Department; and

c. The encroachment and driveway provisions in Subsections A.1.b and A.1.c (Highway Standards), for highway rights-of-way, shall also apply to local streets.

B. Hillside Management.

1. Grading. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 5,000-cubic yard threshold amount, grading required by the Fire Department to establish a turnaround or for brush clearance shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

2. In approving an application for a Conditional Use Permit, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):

a. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to, locating the building pads in the area of the project site that have the least slope or near a street traveled by the public;

b. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not

limited to, reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment; and

c. The proposed development minimizes impacts to existing viewsheds through all reasonable design measures.

~~C. Street Lights. Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.~~Outdoor Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

1. All exterior lighting shall have the light source fully shielded.

2. Any lighting within a temporary structure, such as a tent or a canopy, is exempt provided that the structure fully shields all lamps.

~~D. Outdoor Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).~~Significant Ridgeline Protection.

1. The locations of the significant ridgelines within this CSD are shown on Figure 9.8, Hillside Management and Ridgelines Map of the General Plan, Chapter 9 Conservation and Natural Resources Element.

2. The highest point of a structure shall be located at least 150 vertical feet and 150 horizontal feet in a southerly direction from a significant ridgeline.

excluding chimneys, rooftop antennas, amateur radio antennas, and small-scale wind energy systems.

3. No portion of any structure shall be located less than 50 horizontal feet in a northerly direction from a significant ridgeline, excluding amateur radio antennas, chimneys, rooftop antennas, and small-scale wind energy systems.

E. ~~Utilities.~~ Signs. No sign otherwise permitted by this Title 22 shall exceed 16 square feet in sign area with the exception of Community Identification Signs.

1. ~~Utility Lines.~~ All wires and cables which provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services, shall be placed underground. All sign requirements of Chapter 22.114 (Signs), and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), shall also apply to signs within this CSD, except as otherwise provided for or modified by this Subsection E.

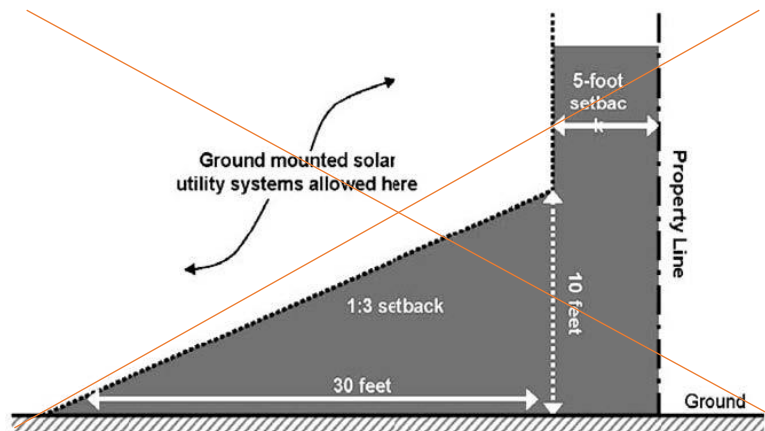
2. ~~Utility Devices.~~ Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), the following signs shall also be prohibited within this CSD:

a. ~~Small-Scale Solar Energy Systems.~~ Outdoor Advertising Signs (Billboards).

i. ~~Ground-mounted small-scale solar energy systems~~ shall be placed at least five feet from the nearest property line; and

ii. ~~Ground-mounted small-scale solar energy systems less than 10 feet in height shall be set back an additional three feet from the nearest property line for every one foot less than 10 feet in height.~~

~~FIGURE 22.322-A~~



b. ~~Other Utility Devices. Utility devices, including air conditioning or heating units and satellite dish antennas, shall be placed at ground level. This requirement may be modified by the Director due to practical difficulties or unnecessary hardships. Such modifications shall be exempt from the procedures otherwise required by Section 22.322.090 (Modification of Development Standards).~~Roof Signs.

c. ~~Wireless Telecommunication Facilities. Ground-mounted antennas and monopoles shall be disguised as trees.~~Pole Signs.

F. ~~Signs. No sign otherwise permitted by this Title 22 shall exceed 32 square feet in sign area with the exception of Community Identification Signs.~~Street Lights.  
Street lights shall be provided in accordance with the applicable provisions of

Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.

G. Vegetation Conservation Subdivisions.

1. ~~All property development shall use only native vegetation in landscaped areas and to re-vegetate graded slopes, provided the available species are determined adequate to prevent erosion by Public Works. Where fuel modification is required, species from the Desirable Plan List, maintained by the Fire Department, may be used in Fuel Modification Zones A and B.~~Gated or walled subdivisions, or guarded entrances to subdivisions or any portion thereof shall be prohibited.

2. ~~To remove or destroy greater than 30 percent of the native vegetation on a lot, the applicant shall substantiate the following:~~Project Design. Applications for development shall include a specific written analysis demonstrating conformance with the following objectives:

a. ~~That the applicant has obtained verification by an engineer, architect, biologist, or equivalent that removal or destruction is necessary because continued existence at present location(s) precludes the reasonable use of the property for a permitted use in the zone and the cost of alternative development plans would be prohibitive;~~Preserve existing natural contours and natural rock outcropping features.

b. ~~That it is required by the Fire Department; or~~Required provisions for access and public safety should be designed to minimize encroachment on existing natural contours and natural rock outcropping features by the use of techniques such as:

i. Curvilinear street designs; and

ii. Landform grading designs that blend any manufactured slopes or required drainage benches into the natural topography, using colored concrete to blend visually with the natural soil or using berms to conceal improvements.

~~c. That it is necessary for work performed under a permit issued by Public Works to control erosion or flood hazards.~~

3. Required Area. New lots shall have a minimum area of two and one half net acres. Density-controlled development shall be prohibited.

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

H. Trails. Trails within this CSD boundary shall be regulated by the provisions of this Subsection I and the General Plan, Antelope Valley Area Plan, and the Los Angeles County Trails Manual ("Trails Manual") maintained by the Parks and Recreation. All projects consisting of new development or subdivision 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. ~~When required by Parks and Recreation, in accordance with the trails map in the Antelope Valley Area Plan, new land divisions, including minor land~~



~~divisions, shall contain accessible multi-use trails for pedestrian hiking and walking, mountain bicycling, and equestrian uses. Where feasible, access to these trails must be located in the vicinity of the subject land division. These trails shall provide connections, where feasible, to significant recreational uses, including but not limited to, open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian centers, equestrian staging areas, camp grounds, and conservation or nature preserve areas.~~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.

2. ~~Trail construction shall be completed in accordance with the conditions set forth by Parks and Recreation. All information pertaining to trail requirements shall be shown on the tentative parcel or tract map and on the final parcel or tract map prior to the final map recordation.~~Trail Design and Location.

a. 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, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, or conservation areas, as determined by Parks and Recreation;

b. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and

c. Deviations from the standards set forth in this Subsection H 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.

I. ~~Density-Controlled Development. Density-controlled development shall be permitted only if each lot or parcel of land created contains a minimum net area of two and one-half acres.~~Utility Devices.

1. USmall-Scale Solar Energy Systems. Ground-mounted small-scale solar energy systems shall be placed at least five feet from the nearest property line. If the lot is five or more gross acres in size, the ground-mounted small-scale solar energy system shall not be placed in any required yard.U

2. Other Utility Devices. Utility devices, including air conditioning or heating units and satellite dish antennas, shall be placed at ground level. This requirement may be modified by the Director due to practical difficulties or unnecessary hardships with a Minor Conditional Use Permit (Chapter 22.160) application.

3. Wireless Telecommunication Facilities. Ground-mounted antennas and monopoles shall conform with their surroundings.

~~J. Hillside Management. 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 Areas), the Commission or Hearing Officer shall require that the proposed development minimizes impacts to existing viewsheds through all reasonable design measures.~~Vegetation and Landscaping.

1. This Subsection J is applicable to lots that are at least two and one-half gross acres or greater in size.

2. Vegetation Conservation Buffer. Notwithstanding the provisions of Subsection J.4, a vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot borders upon a public street or private street or right-of-way, the vegetation conservation buffer shall be established and maintained along the boundary of the lot bordering upon the widest public street or private street or right-of-way.

a. In cases where a vegetation conservation buffer is established pursuant to Subsection J.2., the 30-foot depth shall be measured from the property boundary unless such boundary is located within a public street or private street or right-of-way, in which case, it shall be measured from the edge of the street or right-of-way closest to the interior of the lot.

b. No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:

i. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;

ii. Vegetation may be removed for one driveway path for each 165 feet of lot width, provided that such driveway path is limited to a width of 28 feet; and

iii. Vegetation may be removed for compliance with County regulations relating to brush clearance safety, fuel modification, or other Fire Department requirements.

3. All property development shall use only native vegetation in landscaped areas and to re-vegetate graded slopes, provided the available species are determined adequate to prevent erosion by Public Works. Where fuel modification is required, species from the Desirable Plant List, maintained by the Fire Department, may be used in Fuel Modification Zones A and B.

4. Removal or destruction of vegetation of any kind shall require an approved Minor Conditional Use Permit (Chapter 22.160) where the area of removal or destruction is greater than 30 percent of the gross area of the lot or 30,000 square feet, whichever is more restrictive. The following removals are exempt from this requirement:

a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures, but also the

creation and maintenance by a public agency of firebreaks used to control the spread of fire;

b. The removal or destruction of vegetation on public rights-of-way for roads, highways, flood control projects, or other similar or related uses;

c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;

d. Work performed under a permit issued to control erosion or flood hazards; and

e. Agricultural uses, including animal keeping, animal raising, or growing crops permitted by this Title 22.

5. To remove or destroy greater than 30 percent of the native vegetation on a lot, the applicant shall substantiate the following:

a. That the applicant has obtained verification by an engineer, architect, biologist, or equivalent that removal or destruction is necessary because continued existence at present location(s) precludes the reasonable use of the property for a permitted use in the zone and the cost of alternative development plans would be prohibitive; and

b. That it is required by the Fire Department; or

c. That it is necessary for work performed under a permit issued by Public Works to control erosion or flood hazards.

6. Minor Conditional Use Permit Application Materials. In addition to the requirements listed in Chapter 22.160 (Minor Conditional Use Permits), the following materials shall be submitted to the Department in review of a request for vegetation removal with a Conditional Use Permit:

a. A detailed project description outlining the reason for the proposed vegetation removal and the use of the property within the next 12 months.

b. A landscaping plan identifying all vegetation on the property including, and separately specifying, native vegetation listed in the San Andreas Significant Ecological Area Plant List maintained by the Department. The landscaping plan shall indicate the vegetation proposed to be removed as part of the project and how those removals will be mitigated with replanting, to the satisfaction of the Department, in consultation with the County Biologist.

c. Fuel modification plans or grading plans shall also be submitted, upon request by the Department.

d. In addition to filing fees specified in Chapter 22.250 (Applications Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.

7. Additional Findings for Minor Conditional Use Permits. In addition to substantiating the findings listed in Section 22.160.050 (Findings and Decision), the applicant shall also substantiate the following:

a. Development plans emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and

trees that intercept, hold, and more slowly release rainfall than bare earth surfaces.

Stands of native vegetation and mature trees are preserved or expanded to the greatest extent possible.

b. The design of the project, including structures used to house animals such as stables and arenas, does not create erosion or flooding potential that would cause a safety hazard to structures or off-site property, as determined by Public Works.

~~K. Significant Ridgeline Protection.~~

~~1. The locations of the significant ridgelines within this CSD are shown on Figure 22.322-C: Significant Ridgelines, at the end of this Chapter.~~

~~2. The highest point of a structure shall be located at least 150 vertical feet and 150 horizontal feet in a southerly direction from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and small-scale wind energy systems.~~

~~3. No portion of any structure shall be located less than 50 horizontal feet in a northerly direction from a significant ridgeline, excluding amateur radio antennas, chimneys, rooftop antennas, and small-scale wind energy systems.~~

~~L. Grading.~~

~~1. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 5,000 cubic yard threshold amount, grading required by the Fire~~

~~Department to establish a turnaround or for brush clearance shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.~~

~~2. In approving an application for a Conditional Use Permit, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):~~

~~a. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to, locating the building pads in the area of the project site that have the least slope or near a street traveled by the public; and~~

~~b. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to, reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment.~~

~~M. Land Divisions.~~

~~1. Gated or guarded entrances to subdivisions or any portion thereof shall be prohibited.~~

~~2. Project Design. Applications for development shall include a specific written analysis demonstrating conformance with the following objectives:~~

~~a. Preserve existing natural contours and natural rock outcropping features.~~



~~b. Required provisions for access and public safety should be designed to minimize encroachment on existing natural contours and natural rock outcropping features by the use of techniques such as:~~

~~i. Curvilinear street designs; and~~

~~ii. Landform grading designs that blend any manufactured slopes or required drainage benches into the natural topography, using colored concrete to blend visually with the natural soil or using berms to conceal improvements.~~

**SECTION 7.** Section 22.322.070 is hereby amended to read as follows:

**22.322.070 Zone Specific Development Standards.**

A. Residential and Agricultural Zones.

~~1. Lot Design. Each new lot created by a land division shall contain a minimum net area of two and one-half acres.~~

~~21.~~ Required Yards.

~~a. Front yards. Each lot or parcel of land shall have a front yard of at least 20 feet in depth.~~

~~b.~~ Side yards.

~~i. Each lot with an average width of less than 5065 feet shall have side yards of at least seven feet each; and~~

~~ii. Each lot with an average width of 5065 feet or greater shall have side yards of at least 10 feet each.~~

eb. Rear yards. Each lot shall have a rear yard of at least 20 feet in depth.

ec. Required front, side, and rear yards shall be measured from the property boundary, unless such boundary is located within a private street providing access to one or more lots, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot.

32. Fences and Walls.

a. Fences and walls shall not include glass or clear plastic material.

b. For lots of a minimum of one net acre, the following standards shall apply:

i. At least 75 percent of the surface area of a fence or wall within required front yard areas shall be open and non-view obscuring with the open area evenly distributed horizontally along the entire length of the fence or wall. Retaining walls shall be exempt from this requirement.

~~ejj. To allow for wildlife movement on a lot with a net area of one-half acre or greater, a~~  
All fences and walls within required yard areas shall comply with the following standards to allow for wildlife movement:

i(1). No horizontal member shall be placed less than 18 inches or more than 42 inches above finished grade;

ii(2). For wire fences, the second highest horizontal wire shall be placed at least 12 inches below the topmost wire; and

iii(3). Barbed wire shall not be used for the topmost or bottommost horizontal member.

43. Housing Standards. All single-family residences, ~~including Factory Built Housing and Manufactured Housing,~~ shall meet the following standards, in addition to those in Section 22.140.580 (Single-Family Residences):

a. Structures shall provide eaves not less than 12 inches in depth on all sides, as measured from the finished exterior wall surface; and

b. ~~Structures~~At least 50 percent of the surface area of building facades shall be placed on a foundation which shall be enclosed~~covered by~~with brick, mortarstone, wood, or ~~other~~an alternative siding material, ~~as approved by the Director~~designed to mimic the look of brick, stone, or wood.

B. Commercial and Industrial Zones.

1. Structure Design. Building facades shall have not more than 50 percent of their surface area covered in any one of the following materials: glass, stucco, or metal to be consistent with the rural look and character of the community.

2. Height. Structures shall be limited to two stories.

3. Alcoholic Beverage Sales. No business engaged in the sale of alcoholic beverages for off-site consumption, with the exception of renewals for existing permits, shall be located within 1,000 feet of any property containing an existing legally-established public or private school, ~~family child care home,~~ or child care center.

4. Hours of Operation. Hours of operation for commercial uses shall be limited to the hours of 6:00 a.m. to 11:00 p.m., Sundays through Thursdays and

6:00 a.m. to 2:00 a.m. on Fridays and Saturdays. 24-hour businesses shall be prohibited.

**SECTION 8.** Section 22.322.090 is hereby amended to read as follows:

**22.322.090 Modification of Development Standards.**

A. Modification Authorized. Modifications to any standards in this Chapter are subject to a Minor Conditional Use Permit (Chapter 22.160) application and shall be subject to additional findings

1. ~~Modification of the development standards specified in Section 22.322.070.A.2 (Required Yards) shall be subject to the provisions of Subsection B, below;~~The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD; or

2. ~~Modification of the development standards specified in Sections 22.322.070.A.3 (Fences) and 22.322.060.K (Significant Ridgeline Protection) shall be subject to the procedures specified in Subsection C, below; and~~There are exceptional circumstances or conditions 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.

3. ~~Modification of other development standards in this CSD, except for modifications regarding location of utility devices pursuant to Section 22.322.060.E.2.b (Other Utility Devices) shall be subject to a Variance (Chapter 22.194) application.~~That granting the request for modification will not be materially detrimental to properties or

improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.322.010 (Purpose).

B. ~~Modification of Yard Standards.~~Additional Findings. The following additional findings shall be included for a modification to Section 22.322.060.F (Significant Ridgeline Protection):

1. ~~Applicability. Modification to Section 22.322.070.A.2 (Required Yards)~~ shall be subject to a Yard Modification (Chapter 22.196) application and this ~~Subsection B.~~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.

2. ~~Notification. The application shall comply with all noticing requirements as required by the Yard Modification (Chapter 22.196) application, except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Lakes Town Council.~~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:

- a. Minimized grading.
- b. Reduced structural height.
- c. Use of shapes, materials, and colors that blend with the surrounding environment.
- d. Use of native drought-tolerant landscaping for concealment.

~~3. Additional Findings.~~

~~a. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area.~~

~~b. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.322.010 (Purpose).~~

~~C. Modification of Fences and Significant Ridgeline Protection.~~

~~1. Applicability. Modification of the development standards specified in Section 22.322.070.A.3 (Fences) and 22.322.060.K (Significant Ridgeline Protection) shall be subject to a CSD Modification application, in compliance with this Subsection C.~~

~~2. Application and Review Procedures.~~

~~a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.~~

~~b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review—Discretionary) and this Subsection C.~~

~~3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Lakes Town Council.~~

~~4. Findings and Decision.~~

~~a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsection C.4.b, below, and, if applicable, Subsection C.4.c, below.~~

~~b. Findings.~~

~~i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.~~

~~ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.~~

~~iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.~~

~~iv. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area.~~

~~v. Granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.322.010 (Purpose).~~

~~c. Additional Findings. The following additional findings shall be included for a modification to Section 22.322.060.K (Significant Ridgeline Protection):~~

~~i. 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.~~

~~ii. 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:~~

~~(1) Minimized grading.~~

~~(2) Reduced structural height.~~

~~(3) Use of shapes, materials, and colors that blend with the surrounding environment.~~

~~(4) Use of native drought-tolerant landscaping for concealment.~~



FIGURE 22.322-B: ELIZABETH LAKE AND LAKE HUGHES CSD BOUNDARY

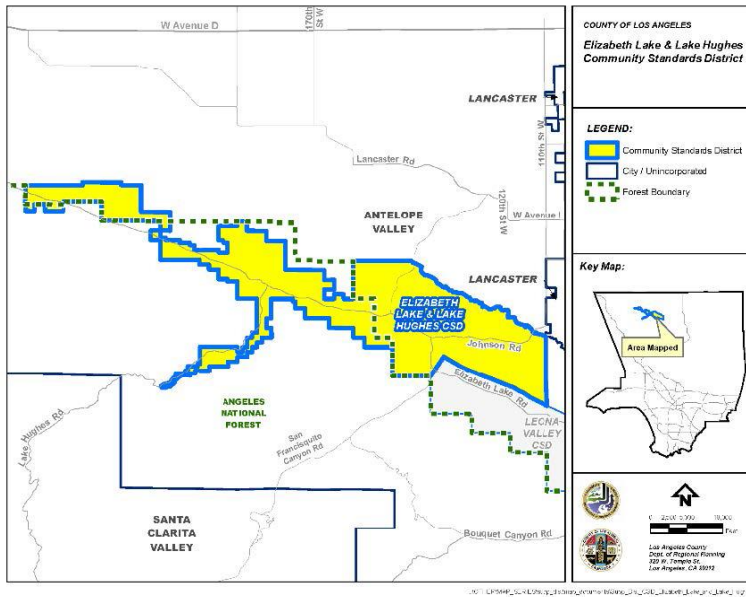
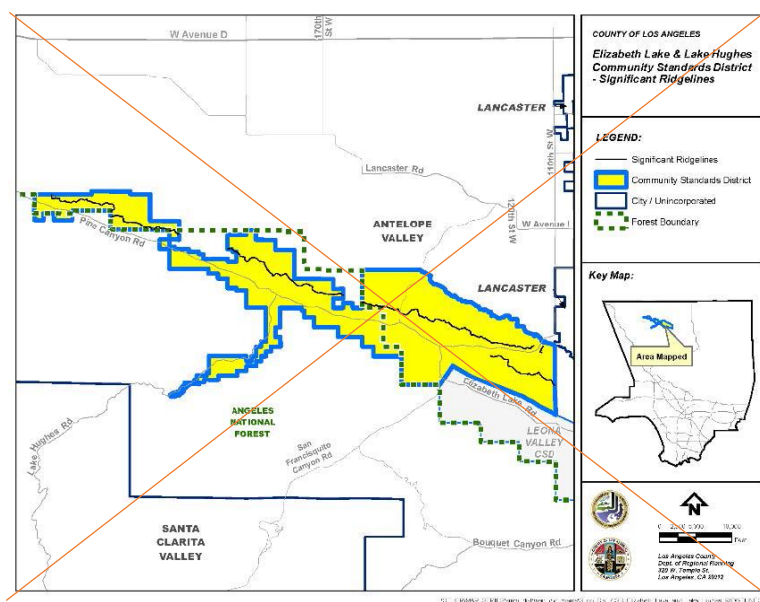


FIGURE 22.322-C: SIGNIFICANT RIDGELINES



[CH22322LJCC]

# 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, 13<sup>th</sup> 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.

**SUMMARY OF PROCEEDINGS  
REGIONAL PLANNING COMMISSION  
ELIZABETH LAKE AND LAKE HUGHES COMMUNITY STANDARDS  
DISTRICT ORDINANCE UPDATE  
PROJECT NO. 2019-003993-(5)  
ADVANCE PLANNING CASE NO. RPPL2019002602**

On April 28, 2021, the Regional Planning Commission (RPC) conducted a duly-noticed public hearing to consider an update to the Elizabeth Lake and Lake Hughes Community Standards District Ordinance (Ordinance), which is an amendment to Title 22 that adds development standards that are specific to the communities of Elizabeth Lake and Lake Hughes, in order to preserve their rural character. During the public hearing, Regional Planning staff provided an overview of the proposed Ordinance. Comments were received from three members of the public in support of the proposed Ordinance. The Commission asked staff to clarify the existing environmental protections through Hillside Management Areas and Significant Ecological Area development standards.

The RPC closed the public hearing, and voted unanimously to recommend approval of the proposed Ordinance to the Board of Supervisors.

**VOTE:**

Concurring: Commissioners Modugno, Duarte-White, Louie, Shell, and Moon

Dissenting: None

Abstaining: None

Absent: None

Action Date: April 28, 2021

**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. A virtual community meeting was held on April 17, 2021.
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 consider the Ordinance that would amend the Elizabeth Lake and Lake Hughes Community Standards District. Following a presentation by Staff, the Commission unanimously voted to recommend approval of the Ordinance amending the Elizabeth Lake and Lake Hughes Community Standards District and found the project to be Categorically Exempt pursuant to state and local CEQA guidelines.

**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; 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 Regional Planning Commission on the County of Los Angeles on April 28, 2021.

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*Rosie O. Ruiz*

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

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By *Lisa Jacobs*  
Lisa Jacobs, Deputy County Counsel Property Division