



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

August 31, 2021

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

Dear Supervisors:

**HEARING ON THE THREE POINTS-LIEBRE MOUNTAIN
COMMUNITY STANDARDS DISTRICT
PROJECT NO. 2019-003989-(5)
ADVANCE PLANNING CASE NO. RPPL2018002324
PROJECT LOCATION: THREE POINTS – LIEBRE MOUNTAIN
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The recommended action is to approve the Three Points – Liebre Mountain Community Standards District Ordinance (Ordinance). The proposed Ordinance establishes development standards that address the specific needs of the Three Points – Liebre Mountain community. Proposed development standards include regulations on vegetation protections, accessory structures, signs and fences, new subdivisions, rural road design, trails, grading on hillsides, setbacks, building materials, hours of operation for commercial businesses, and developments near scenic drives. 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 project 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. RPPL2018002324), as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the final documents for the proposed Ordinance amending the County Code and submit them to the Board of Supervisors (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 in the Antelope Valley. 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 Countywide General Plan.

The proposed Ordinance for Three Points – Liebre Mountain includes standards and procedures to maintain and enhance its unique natural setting and rural character. The proposed Ordinance removes the Antelope Valley exemptions within the community of Three Points-Liebre Mountain and requires that developments comply with the Significant Ecological Area (SEA) Ordinance. It adds vegetation buffers and vegetation removal thresholds for areas outside of the SEA to provide additional protection for the community and to ensure compatibility with the areas in the SEA. Additional standards ensure consistency with the SEA, such as open perimeter fences for the passage of wildlife; lower grading thresholds within Hillside Management Areas; and design guidelines to protect hillsides.

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 outside of required yards; includes standards for cargo shipping containers on agriculturally zoned lots; and specifies which signs are prohibited or regulated in the CSD, with more restrictions on size and location of signage.

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 20 gross acres, undergrounding of utilities, and a prohibition on gated or walled subdivisions; 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 prohibits new drive-through services, limits height and building massing, includes design standards related to the use of earth-tones, and prohibits small-scale wind systems within 500 feet of a Scenic Drive.

In commercial and rural zones, the proposed Ordinance limits height and types of materials for new buildings; sets hours of operation for new commercial uses; and establishes a 10-foot front yard setback for new commercial buildings. Additionally, it prohibits alcohol sales within 1,000 feet of a public or private school or child care center. In residential and agricultural zones, it requires larger setbacks based on the size of the lot, limits siding materials, and requires a minimum eave length. Finally, the proposed Ordinance requires a discretionary review to modify a CSD standard and 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. The Antelope Valley contains mapped environmental and natural hazards, including Very High Fire Hazard Severity Zones, Flood Zones, and Seismic Hazards. The proposed Ordinance contains development standards intended to preserve the existing low-density rural character of the area. Standards ensure that new development will be consistent with the community character and will mitigate hazards in the community.

FISCAL IMPACT/FINANCING

Approval 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 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 proposed Ordinance is categorically 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 3.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

For further information, please contact Kristina Kulczycki, Principal Regional Planner, Community Studies North Section, at (213) 974-6476 or kkulczycki@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director of Regional Planning

AJB:BS:CC:MSH:KK:ems

Attachments:

1. Project Summary
2. Proposed Ordinance
3. Notice of Exemption
4. RPC Hearing Proceedings
5. RPC Resolution

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

PROJECT DESCRIPTION:	An ordinance to establish the Three Points-Liebre Mountain Community Standards District.
REQUEST:	Approval and adoption of the ordinance
LOCATION:	The community of Three Points – Liebre Mountain
STAFF CONTACT:	Kristina Kulczycki, 213-974-6476, kkulczycki@planning.lacounty.gov
RPC HEARING DATE(S):	August 31, 2021
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider approval of the ordinance.
MEMBERS VOTING AYE:	Commissioners Shell, Duarte-White, Louie, Moon, and Modugno
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	The Three Points-Liebre Mountain Community Standards District will include vegetation protections; standards for accessory structures (signs, fences, and ground-mounted small-scale solar energy facilities), roads, trails, subdivisions, building design, and development near

scenic drives; thresholds for grading on hillsides; and hours of operation for commercial businesses.

MAJOR POINTS FOR:

The adoption of the ordinance implements the Antelope Valley Area Plan and adds protections for the community to preserve its rural character by limiting road widths, restricting vegetation removal, adding Significant Ecological Area protections, requiring larger minimum lot sizes for subdivisions, requiring 30-foot setbacks in residential and agricultural zones, undergrounding utilities in subdivisions, limiting the size of signage, promoting residential ranch entrance signs, encouraging use of natural colors and materials to match the surrounding environment, restricting height and building massing near scenic roads, and prohibiting gated or walled subdivisions.

MAJOR POINTS AGAINST:

Development standards proposed for Three Points – Liebre Mountain will impose additional restrictions on the community.

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to establish the Three Points – Liebre Mountain Community Standards District, which defines and establishes development standards for the unincorporated area of Three Points-Liebre Mountain.

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

SECTION 1. Section 22.102.040 is hereby amended to read as follows:

22.102.040 Exemptions.

The following developments are exempt from the regulations of this Chapter. Development that does not qualify for any of the exemptions listed below is subject to the regulations of this Chapter.

A. Except as otherwise specified in a Community Standards District ("CSD"),

Wwithin the boundaries of the Antelope Valley Area Plan:

...

SECTION 2. Chapter 22.358 is hereby added to read as follows:

Chapter 22.358 Three Points – Liebre Mountain Community Standards

District

22.358.010 Purpose.

22.358.020 Definitions.

22.358.030 District Map.

22.358.040 Applicability.

22.358.050 Application and Review Procedures.

22.358.060 Community-Wide Development Standards.

22.358.070 Zone-Specific Development Standards.

22.358.080 Area-Specific Development Standards.

22.358.090 Modification of Development Standards.

22.358.010 Purpose.

The Three Points – Liebre Mountain Community Standards District ("CSD") is established to implement the goals and policies of the Antelope Valley Area Plan. The CSD has design and development standards to enhance the quality of life of the community by preserving and protecting the rural character of the scenic; natural setting, including the Hillside Management Areas and Significant Ecological Areas.

22.358.020 Definitions.

The following terms are defined solely for this CSD:

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 fence along one side of the subdivision does not constitute a gated or walled subdivision.

Perimeter fencing. Fencing placed along a property line or following the general boundary of a property and within a required setback on a parcel intended for privacy or security.

Residential ranch entrance signs. A freestanding sign that marks the entrance to a single-family residential use.

Wildlife-Permeable fencing. Fencing that can be easily bypassed by all species of wildlife found within the community, including but not limited to deer, coyotes, bobcats, mountain lions, rodents, amphibians, reptiles, and birds.

22.358.030 District Map.

The boundaries of this CSD are shown on Figure 22.358-A: Three Points-Liebre Mountain CSD Boundary.

22.358.040 Applicability.

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. All cargo shipping containers shall comply with the requirements in this CSD by [two years from the effective ordinance date].

22.358.050 Application and Review Procedures.

Notification. All permits requiring notification by mail shall be consistent with Section 22.222.160 (Notification Radius). 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.

22.358.060 Community-Wide Development Standards.

A. **Drive-Through Services.** All new drive-through services shall be prohibited.

B. **Fences and Walls.**

1. Fences and walls shall not include spikes, glass, razor wire, electrified fencing, nets, or clear plastic material. Barbed or concertina wire fences shall be prohibited.

2. Retaining walls shall be constructed of materials, textures, veneers, and with colors that are compatible with the surrounding landscape.

3. All hollow fence sign posts or posts with top holes, such as metal pipes or posts with open bolt holes, shall be capped and the bolt holes filled to prevent the entrapment of birds.

4. For lots of one net acre in size or greater, the following standards shall apply:

a. Fences in front yards. A minimum of 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.

b. Perimeter fences. All perimeter fences and walls shall be wildlife-permeable, of open design, not harmful to wildlife, and comply with the following standards:

i. Fences shall be made out of materials that are visible to wildlife, such as wood rail, steel pipe, vinyl rail, or recycled plastic.

ii. No horizontal member shall be placed less than 18 inches or more than 42 inches above finished grade; and

iii. For wire fences, the second highest horizontal wire shall be placed at least 12 inches below the topmost wire.

C. Highway and Local Streets.

1. Highway Standards.

a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use the alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns 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.

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

a. Local streets shall use the inverted shoulder cross-section 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 28-foot width excludes any inverted shoulder or concrete flowline;

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

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

D. 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 2,500 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 2,500-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;

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

E. Significant Ecological Areas. Exemptions listed in Section 22.102.040.A, specific to the communities within the boundaries of the Antelope

Valley Area Plan, shall not apply to this CSD. Instead, the exemptions listed in Section 22.102.040.B shall be applicable.

F. Signs.

1. 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 F.

2. 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. Outdoor Advertising Signs (Billboards).
- b. Roof Signs.
- c. Pole Signs.
- d. Internally illuminated signs.

3. Wall Business Signs. Each business establishment fronting on and/or oriented toward one or more public street, highway, or parkway shall be permitted a maximum of one square foot of wall sign area for each one linear foot of building frontage. No wall business sign attached to a building shall extend above the building wall.

4. Monument Signs. As provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to six feet

measured from the natural grade at the base of the sign, and shall not display more than two sign faces with a maximum area of 50 square feet for each sign face.

5. Residential Ranch Entrance Signs.

a. Residential ranch entrance signs shall only be permitted on lots of at least one acre in size and located in the Residential or Agricultural Zone;

b. A maximum of one residential ranch entrance sign is permitted;

c. The maximum sign area for a residential ranch entrance sign shall be 20 square feet per sign face with a maximum of two sign faces permitted;

d. The maximum height for a residential ranch entrance sign shall be 20 feet measured from the natural grade at the base of the sign; and

e. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32 of the County Code) including requirements pertaining to fire apparatus access roads.

6. Temporary Real Estate Signs. The following provisions shall supersede the requirements of Section 22.114.170.A (Area Permitted):

a. Only one temporary real estate sign shall be permitted on a property at a time.

b. Prior to posting such sign, the approval of the property owner shall be obtained in writing and be available for review upon request by the Department.

c. Such sign shall contain the name and contact number of the person or company responsible for placing such sign in addition to the address, or Assessor Parcel Number, of the property being sold.

d. Maximum Sign Area. In the Residential, Agricultural, Open Space, and Watershed Zones, the maximum sign area for a temporary real estate sign shall be six square feet per sign face. In all other zones, the maximum sign area for a temporary real estate sign shall be 12 square feet per sign face.

7. Special Purpose Signs are permitted as provided for in Section 22.114.200 (Special-Purpose Signs) except that Community Identification Signs shall not be permitted for new subdivisions or planned developments.

G. Small-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.

H. Subdivisions.

1. Gated or walled subdivisions are prohibited.

2. Required Area. New lots shall have a minimum area of 20 gross acres. For density-controlled developments (Section 22.140.170), lots shall be a minimum of 10 gross acres in size.

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

I. **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 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. Trail Dedication.

a. Required trail dedications and development standards shall be determined by the Department of Parks and Recreation ("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 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, trailheads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and 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 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.

J. Vegetation and Landscaping.

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

2. Vegetation Conservation Buffer. Notwithstanding the provisions of Subsection J.3, 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 a public street or a private street or right-of-way. If more than one boundary of a lot borders 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. Removal or destruction of vegetation of any kind shall require an approved Conditional Use Permit (Chapter 22.158) 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.

4. Conditional Use Permit Application Materials. In addition to the requirements listed in Chapter 22.158 (Conditional Use Permits), the following materials

shall also 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.

5. Additional Findings for Conditional Use Permits. In addition to substantiating the findings listed in Section 22.158.050 (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.

22.358.070 Zone-Specific Development Standards.

A. Residential and Agricultural Zones.

1. Housing Standards. All single-family residences shall meet the following standards, in addition to those in Section 22.140.580 (Single-Family Residences):

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

b. At least fifty percent of the surface area of the street-facing building façades shall be covered by brick, stone, wood, or an alternative siding material designed to mimic the look of wood, brick, or stone.

2. Required Yards.

a. Front, side, and rear yards shall have a minimum depth of 30 feet each.

b. 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.

3. Use-specific standards. Cargo shipping containers are permitted as an accessory use in the A-1 and A-2 Zones with the approval of a Ministerial Site Plan Review (Chapter 22.186) application, in the quantities identified in Table 22.358.070-A, provided the following development standards are met:

Net Acreage of Lot	Maximum Number Permitted
.1 to < 5	1
≥ 5	2

a. Size and Specifications. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.

b. Location. Cargo shipping containers are prohibited in any required yard, or area where the parking of vehicles is prohibited under Section 22.112.040.C (Residential and Agricultural Zones).

c. Placement and Separation. Cargo shipping containers shall be placed at least six feet from any structure or cargo shipping container and shall not be stacked upon each other.

d. Design. Cargo shipping containers shall be painted one uniform earth-tone color such as a shade of taupe, beige, olive, or other neutral, muted colors that blend with the surrounding setting, and not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, or otherwise required by any applicable federal, state, or local regulation.

e. Screening. All cargo shipping containers shall be screened to obscure view of the cargo shipping container from outside of the subject lot.

i. Where the cargo shipping container is not screened from view by fencing, walls, hedges, existing structures or earthworks, landscaping shall include trees, shrubs, and other plant materials that will screen the height of the cargo shipping container. All landscaping shall comply with all other applicable standards in this Title 22.

ii. Landscaping intended for screening shall include:

(1) Two rows of trees and other shrubs and plant materials on any side of the cargo shipping container located less than 1,000 feet from a property line.

(2) At least one row of trees with other shrubs and plant materials on any side of the cargo shipping container located at least 1,000 feet from a property line.

iii. Trees used for screening shall be placed the maximum distance apart based on the diameter of the crown of the proposed type of tree at 20 years of age, or not greater than 20 feet apart, whichever is lesser.

iv. Trees used for screening shall be of an evergreen variety or from the San Andreas Significant Ecological Area Plant List maintained by the Department.

f. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair, and any landscaping used as screening shall be properly maintained.

B. Commercial and Rural Zones.

1. 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, or child care center.

2. Height. Buildings or structures shall be limited to two stories.

3. Required Yards. In addition to Section 22.24.040 (Development Standards for Rural Zones), commercial lots shall have a minimum front yard of 10 feet.

4. Structure Design. Street-facing building façades shall have not more than 50 percent of their surface area covered in any one of the following materials: glass, stucco, or metal.

5. Hours of Operation. Hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m., Sundays through Thursdays, and 7:00 a.m. to 11:00 p.m. on Fridays and Saturdays.

22.358.080 Area-Specific Development Standards.

A. Scenic Drive Areas. New development proposed within 500 feet of the edge of a right-of-way on a Scenic Drive, as designated on Map 4.2: Antelope Valley Scenic Drives of the Antelope Valley Area Plan, shall be subject to the following:

1. The maximum allowable height shall be 18 feet above existing or finished grade, whichever is lower. Chimneys, rooftop solar equipment and non-visually-obstructing rooftop antennas may be permitted to extend above the allowable height of the structure, but shall not extend more than six feet above the maximum allowable height.

2. Structures shall not occupy more than 50 percent of the linear frontage of the lot.

3. Small-scale wind energy facilities shall be prohibited.

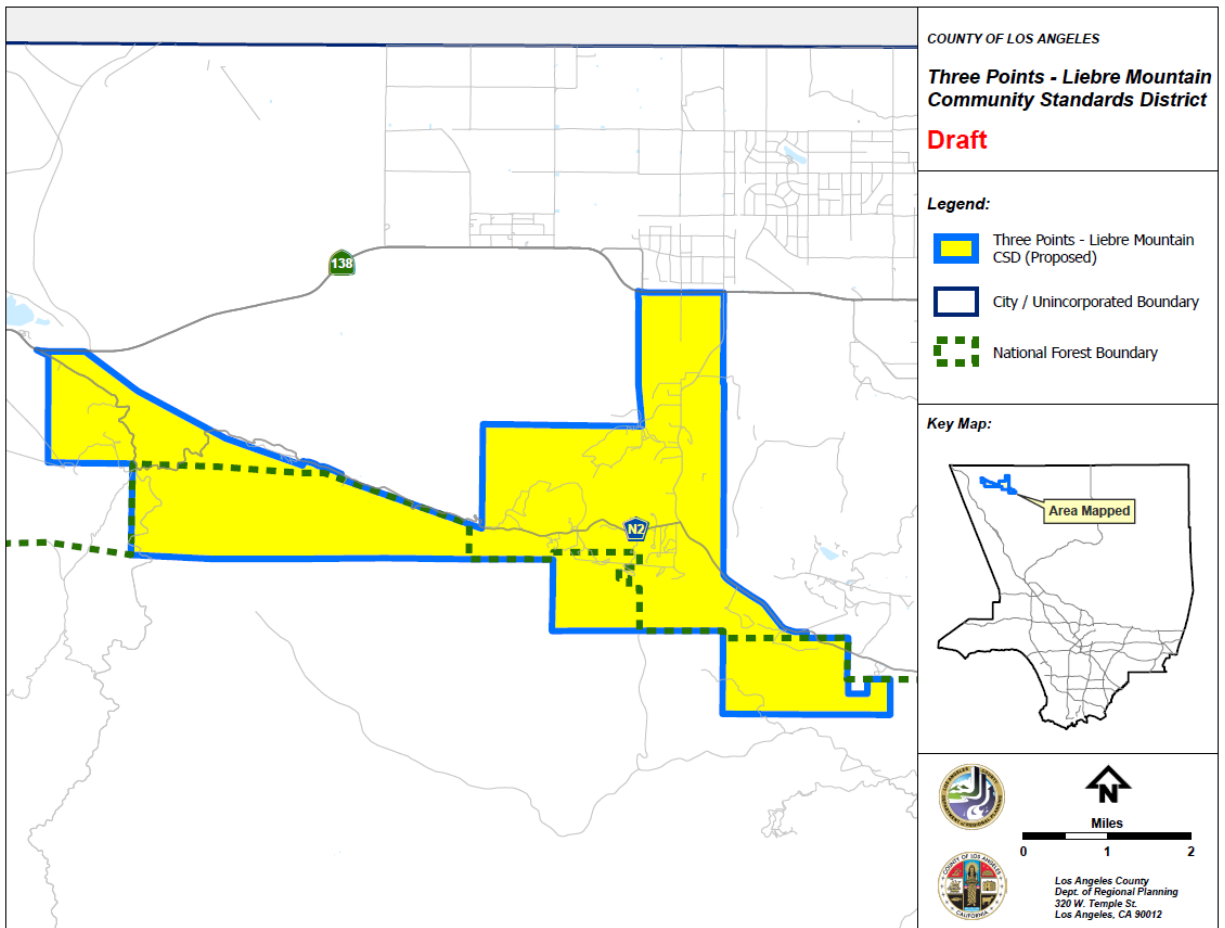
4. New buildings or structures shall use earth-tones such as shades of taupe, beige, olive, or other neutral, muted colors that blend with the surrounding setting.

22.358.090 Modification of Development Standards.

A. 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. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the purpose of this CSD; or
2. There are exceptional circumstances or conditions that are uniquely 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.

Figure 22.358-A: THREE POINTS-LIEBRE MOUNTAIN CSD BOUNDARY



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[22102040LJCC]



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: April 1, 2020
PROJECT NUMBER: 2019-003989-(5)
PERMIT NUMBER(S): Advance Planning No. RPPL2018002324
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Three Points – Liebre Mountain
CASE PLANNER: Kristina Kulczycki, Principal Planner
kkulczycki@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 project qualifies as Class 1, 2, 3, 4, 7, 8, 11, 20, and 21 Categorical Exemption 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 environment. 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 a new community standards district for the unincorporated area of Three Points-Liebre Mountain to preserve the existing 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, preserve native vegetation, and specify development standards for housing and commercial projects. 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
THREE POINTS-LIEBRE MOUNTAIN COMMUNITY STANDARDS DISTRICT

1. Project Description

The Los Angeles County (“County”) Department of Regional Planning is undertaking the process of creating a set of standards specific to the community of Three Points-Liebre Mountain. This community, along with others in the Antelope Valley, approached the Regional Planning Department requesting preservation of their rural lifestyle and the surrounding nature. After meeting with members of the community, there was an expressed interest to add requirements to protect Significant Ecological Areas; prohibit drive-through facilities; limit grading in designated Hillside Management Areas; specify accessory structure design standards for fences, signs, and cargo storage containers; preserve existing rural road standards; conserve the natural environmental setting by adding vegetation protections; standardize new subdivisions in rural areas; create additional development standards for commercial businesses; and incorporate setbacks and design standards in residential and agricultural zones. Trail standards were also added to the CSD to ensure consistent trail designs for new discretionary projects.

The proposed Three Points-Liebre Mountain Community Standards District will include the abovementioned standards which will be 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 Three Points-Liebre Mountain community is in the far western portion of the Antelope Valley, south of Neenach and northwest of Lake Hughes. It is partially within the Angeles National Forest¹ south of Pine Canyon Road and extends northward where Pine Canyon Road intersects with Three Points Road. The northernmost boundary of the community is adjacent to Avenue D. An attached map depicts the boundaries of the proposed Three Points-Liebre Mountain Community Standards District. The community spans several United States Geological Survey (“USGS”) map pages, but most of the community is located within the Liebre Mountain and Burnt Peak Quadrants, which are attached for reference as well.

The community is largely undeveloped and generally not served by existing infrastructure and public facilities, but it does contain some single-family homes on large lots and some agricultural uses. The southern portion of the community is

¹ Los Angeles County GIS interactive mapping:
<http://rpags.hosted.lac.com/Html5Viewer/index.html?viewer=GISNET.GIS-NET>, Accessed September 24, 2020
Layer: **National Forest** – (Angeles National Forest) information from the U.S. National Forest Service

located within the National Forest, includes environmental resources, such as scenic hillsides and significant ecological areas, and is subject to several safety hazards, including the San Andreas Fault and Very High Fire Hazard Severity Zones. The Pacific Crest Trail ² runs through the community south of Pine Crest Road and then heads north parallel to Three Points Road. Properties along Three Points Road are located within the Flood Plain (100-year Flood Plain)³. Most of the community is located in the San Andreas Significant Ecological Area (“SEA”)⁴ and the entirety of the community is located within a Very High Fire Hazard Severity Zone (“VHFHSZ”)⁵ and the Rural Outdoor Lighting District⁶. The San Andreas Fault bisects the community near Pine Canyon Road and subsequently, the community contains properties within the San Andrea Fault Zone as well⁷.

3. Reasons Why This Project is Exempt

The 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 the California Environmental Quality Act (“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.

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:

² Los Angeles County GIS interactive mapping (as previously cited); Layer: **Trail** – (Pacific Crest Trail) Identified on the adopted 2007 Trails Map in reference to the National Scenic and National Historic Trail Webmap)

³ Los Angeles County GIS interactive mapping (as previously cited); Layer: **100-Year Flood Plain** – information from the Federal Emergency Management Agency

⁴ Los Angeles County GIS interactive mapping (as previously cited); Layer: **Significant Ecological Area** – Department of Regional Planning General Plan 2035

⁵ Los Angeles County GIS interactive mapping (as previously cited); Layer: **Fire Hazard – Very High Fire Hazard Severity Zone Only** – information from the California Department of Forestry and Fire Protection – Fire and Resource Assessment Program (FRAP), CALFIRE, and the County of Los Angeles Fire Department

⁶ Los Angeles County GIS interactive mapping (as previously cited); Layer: **Rural Outdoor Lighting District** – Department of Regional Planning Ordinance adopted by the Board of Supervisors in November of 2012

⁷ Los Angeles County GIS interactive mapping; Layer: **Fault Trace** – USGS Quad Maps and California Department of Conservation’s “California Earthquake Hazard Zones Application”

(<https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed September 28, 2020)

(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 Rural Outdoor Lighting 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 Three Points-Liebre Mountain Community Standards District 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 will not impact existing roads and therefore, the project will allow for the continued operation and maintenance of existing roads.

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 Trails Manual and Trails Plan of the Antelope Valley Area Plan.

The project also proposes the inclusion of development standards to protect vegetation both in and out of the SEAs. Currently, there are vegetation protections in the adopted Hillside Management Ordinance, Oak Tree Ordinance, and the Oak Woodlands Management Plan. There are also vegetation protections in the SEA Ordinance; however, there are exemptions from the SEA Ordinance for some of the main uses in the Antelope Valley including single-family residences and agricultural uses. This ordinance would require those construction activities to also be reviewed similarly to all other unincorporated areas of Los Angeles County. The inclusion of these additional 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. If existing roads are proposed for repair or reconstruction, they would be limited to their existing rural design and subject to the restrictive standards specified in the CSD. Therefore, the CSD 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 accessory structures cargo storage containers, signage, and fencing; height limits, setbacks, and building materials. The standards will also prohibit new drive-through facilities and limit hours of operation for commercial businesses. These standards will be more restrictive than the general code and will help to maintain lower profile buildings that use colors and materials that match the environment. These new standards will maintain the existing aesthetic and character of the community.

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 encourage planting of native vegetation when the proposed vegetation removal exceeds a specific threshold. Furthermore, this ordinance removes exemptions from the SEA ordinance which will in turn allow for more environmental protections within the community. Although there are adopted ordinances (mentioned above) that protect vegetation, this community standards district 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 the removal of previous exemptions from the SEA Ordinance as well as establishing additional protections on the areas that are not located within SEAs.

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 by requiring that new development which was previously exempt from the SEA ordinance will now be required to comply within the boundaries of this community. Additionally, standards are being added to provide thresholds for protection of vegetation outside of the SEAs. Standards will be more restrictive for commercial and residential developments, drive-through facilities, rural road design, subdivisions, and accessory uses such as signs, cargo storage containers, and fences or walls. The CSD does include guidance for trail development; however, these trails are already mapped on the adopted Antelope Valley Trails Map and the Regional Trails System, adopted as part of the General Plan. The project will also add standards restricting development along Scenic Drives. 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). Standards will also prohibit the addition of new drive-through facilities.

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 establish a new district with an additional 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 additional district will only apply specific development standards to this specified area with the intention of preserving its existing rural character 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 Three Points-Liebre Mountain 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 each 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 limit the size and height of buildings, limit the size and types of signage, and add native vegetation protections. Although there are properties located within the boundaries of the project that are mapped as being located within a VHFHSZ, Fault Zone, and SEA, none of the proposed standards will create a significant impact on the environment due to the project's location being in one of these mapped areas. The intent of the CSD is to preserve the existing low-density character of the area and apply additional restrictions to further retain the existing natural vegetation. Moreover, all future development projects proposed within the area of the Three Points-Liebre Mountain Community Standards District will continue to be reviewed by County departments such as Fire, Public Health, Public Works, and Parks and Recreation. County Fire Department, Public Health, 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 native vegetation protections, limitations on signage, stricter standards for building and site design, standards guiding new subdivisions, 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 community of Three Points-Liebre Mountain are officially designated as state scenic highways.⁸

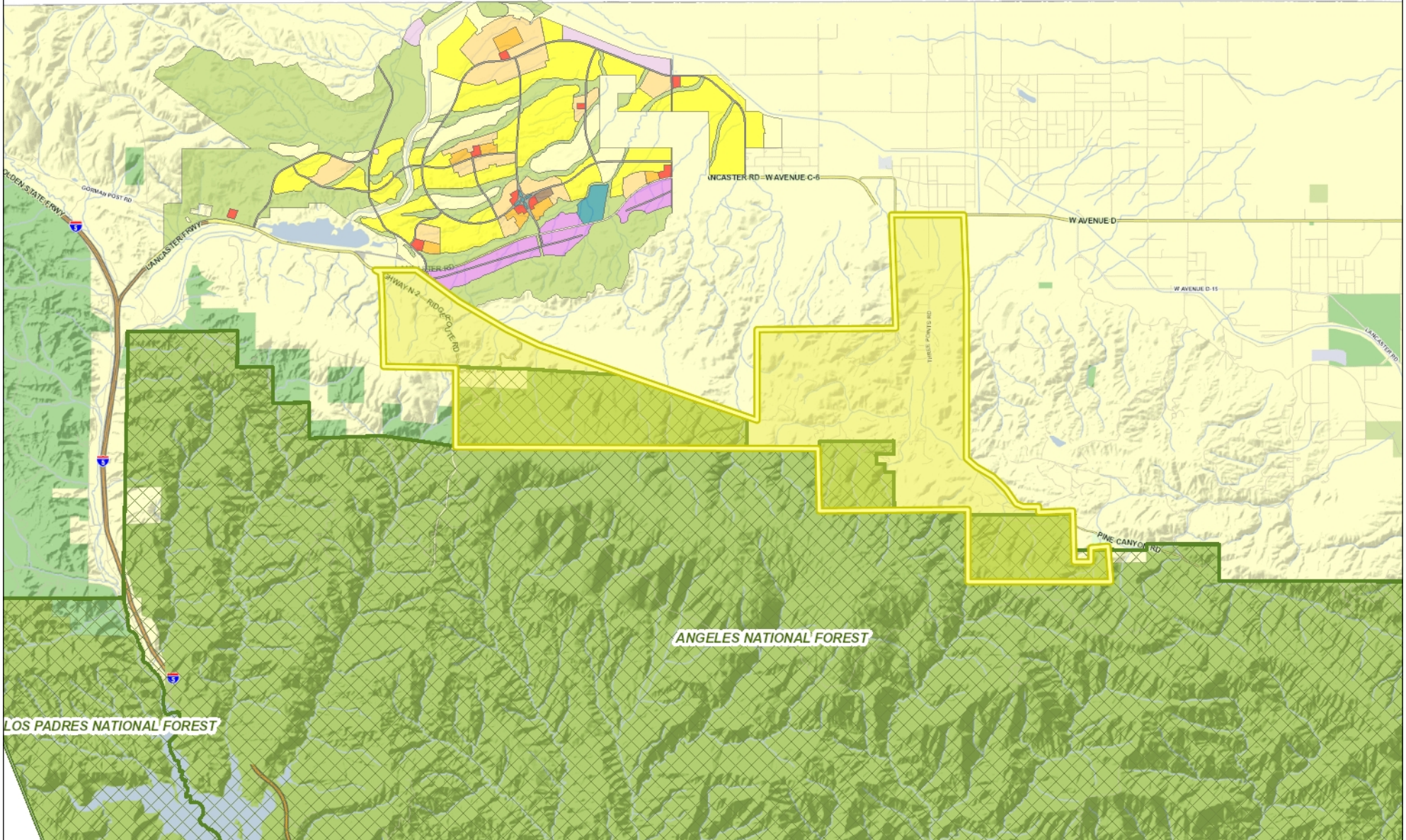
⁸ Caltrans list of officially designated State Scenic Highways (from Caltrans website: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed September 28, 2020).

- (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.⁹
- (f) Historical Resources:** California Historical Landmark No. 717 is the Angeles National Forest. The project is located within the Angeles National Forest, but the development standards that are proposed will not cause a significant impact to this resource as they will be more restrictive and will include protections for vegetation, which positively contribute to the aesthetic of the Angeles National Forest.¹⁰

⁹ EnviroStor Database <https://www.envirostor.dtsc.ca.gov/public/> and GeoTracker Database <https://geotracker.waterboards.ca.gov/>, both accessed September 28, 2020).

¹⁰ Los Angeles County Historical Landmark Database: <http://file.lacounty.gov/SDSInter/bos/supdocs/HLRCRegistry.pdf>; California Historical Landmarks Database: http://ohp.parks.ca.gov/?page_id=21427; and the National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/database-research.htm>, all accessed September 28, 2020).

KERN COUNTY



0 6,019 12,037 Feet

Three Points-Liebre Mountain

Printed: 9/28/20



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**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
THREE POINTS – LIEBRE MOUNTAIN COMMUNITY STANDARDS DISTRICT
ORDINANCE
PROJECT NO. 2019-003989-(5)
ADVANCE PLANNING CASE NO. RPPL2018002324**

On April 28, 2021, the Regional Planning Commission (RPC) conducted a duly-noticed public hearing to consider the Three Points – Liebre Mountain Community Standards District Ordinance (Ordinance), which is an amendment to Title 22 that establishes development standards specific to the community of Three Points – Liebre Mountain in order to preserve its rural character. During the hearing, Regional Planning staff provided an overview of the Ordinance and clarified that the Community Standards District will not prohibit clustering. One member of the public commented in favor of the Three Points-Liebre Mountain Community Standards District. No other comments were received from members of the public or the RPC.

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

VOTE:

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

Dissenting: None

Abstaining: None

Absent: None

Action Date: April 28, 2021

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

WHEREAS, the Regional Planning Commission (hereinafter, the “Commission”) of the County of Los Angeles (“County”) has conducted a duly noticed public hearing on April 28, 2021 to consider an ordinance, (hereinafter, the “Three Points-Liebre Mountain Community Standards District Ordinance” or the “Ordinance”) that amends Title 22 (Planning and Zoning) of the Los Angeles County Code (hereinafter, the “County Code”) to establish the Three Points-Liebre Mountain Community Standards District (“CSD”) and associated standards; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On June 16, 2015, the Antelope Valley Area Plan (“AVAP”) was adopted by the County Board of Supervisors (“Board”) which included a requirement for a comprehensive review of all existing CSDs and the potential inclusion of a program to prepare and adopt new CSDs.
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. Members of the community approached the County Department of Regional Planning (“Department”) with a request for a CSD to protect the existing rural character of the area. Unlike other parts of the County, this area contains very low-density housing with large lots and plentiful vegetation. Buildings are set back from the property lines or are lower-profile in design. Other rural features include including narrow roads, residential ranch entrance signs, and Hillside Management Areas (“HMAs”).
4. On June 13, 2018, the Antelope Valley CSD Update Program was presented to the Commission and included the proposal for the Three Points-Liebre Mountain CSD.
5. Three Points-Liebre Mountain is a small community located in the northwestern region of Antelope Valley south of Neenach and northwest of Lake Hughes. The southern portion of the community is located within the Angeles National Forest with beautiful views of hillsides, vegetation and nearby lakes. The entirety of the community is located in a Very High Fire

Hazard Severity Zone (“VHFHSZ”) and the Rural Outdoor Lighting District (“ROLD”). Most of the community is also within the San Andreas Significant Ecological Area (“SEA”).

6. Most of the properties within the community are either vacant or developed with single-family residences. There is a commercial building located at the community’s main intersection of Pine Canyon Road and Three Points Road. Other properties are used for agricultural, equestrian, and animal-keeping uses. Given its remote location and existing development pattern, the community considers itself to be rural.
7. The Ordinance contains standards to address the unique character of the Three Points-Liebre Mountain community including the allowance of residential ranch entrance signs; prohibitions on large signs, including outdoor advertising signs; design standards for new subdivisions to ensure consistency with the existing community including larger minimum lot sizes and a requirement for undergrounding utilities, where feasible; standardized requirements for certain accessory structures; vegetation protections; residential and commercial design standards; limitations for alcohol sales and hours of operation; a prohibition on drive-through facilities; and standards to maintain narrow roads unimproved with curbs, gutters, or sidewalks. Standards have also been added to maintain sensitive features, such as HMAs and SEAs.
8. The proposed Ordinance is consistent with and supportive of the goals and policies of the County General Plan (“General Plan”) and the Antelope Valley Area Plan, a component of the General Plan, in that it will protect this rural community from incompatible design and development and support the SEA ordinance with compatible and additional vegetation standards.
9. Department of Regional Planning Staff (“Staff”) frequently conducted outreach for the Ordinance with stakeholders, community members and 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 numerous community events between June 2, 2018 and August 2, 2019; and conducting CSD Working Group meetings with community members on May 8, 2018, June 20, 2018, and July 18, 2018; and holding virtual CSD Working Group Meetings on July 23, 2020 and October 19, 2020.
10. The Ordinance qualifies for a Categorical Exemption (Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321, Classes 1, 2, 3, 4, 7, 8, 11, 20, and 21) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines.

11. Pursuant to Section 22.222.120 of the County Code, a public hearing notice was published in the local newspaper, the Antelope Valley Press, on March 17, 2021. In addition, staff sent out notices to 125 property owners and 32 addresses on the department's courtesy list. The public hearing notice and materials were posted on the Department's website and promoted through social media. The Department was prepared to make copies of the public hearing notice and hearing materials available at the Quartz Hill Library. However, the closure of public libraries due to the COVID-19 pandemic prevented the courtesy public access practice. A virtual community meeting was held on April 10, 2021.
12. On April 28, 2021, the Commission conducted a duly-noticed public hearing to consider the Ordinance that would establish the Three Points-Liebre Mountain Community Standards District. Following a presentation by Staff, the Commission unanimously voted to recommend approval of the Ordinance establishing the Three Points-Liebre Mountain 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 establish the Three Points-Liebre Mountain Community Standards District and associated standards; and
2. That the Board adopt the Ordinance and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan; and
3. That the Board find that this project is not subject to the California Environmental Quality Act, in that it can be seen with certainty that there is no possibility that the attached proposed ordinance may have a significant effect on the environment.

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

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