

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

**PROJECT SUMMARY**

<b>PROJECT DESCRIPTION:</b>	An Ordinance to establish the Lake Los Angeles Community Standards District.
<b>REQUEST:</b>	Approval and adoption of the Ordinance
<b>LOCATION:</b>	The community of Lake Los Angeles
<b>STAFF CONTACT:</b>	Katie Lample, 213-974-6618, <a href="mailto:klample@planning.lacounty.gov">klample@planning.lacounty.gov</a>
<b>RPC HEARING DATE(S):</b>	October 19, 2022
<b>RPC RECOMMENDATION:</b>	Approval and recommendation to the Board to consider approval of the Ordinance.
<b>MEMBERS VOTING AYE:</b>	Commissioners Louie, O'Connor, Moon, Hastings, and Duarte-White
<b>MEMBERS VOTING NAY:</b>	None
<b>MEMBERS ABSENT:</b>	None
<b>MEMBERS ABSTAINING:</b>	None
<b>KEY ISSUES:</b>	The Ordinance includes development standards that preserve the community's natural setting and rural character. Proposed development standards include rural road design, additional Hillside Management Area protections, sign regulations, standards for new subdivisions, vegetation protections, standards for

specific accessory structures, and architectural design standards.

The Ordinance also proposes amendments to the existing home-based occupation regulations by allowing up to three home-based occupations per property.

**MAJOR POINTS FOR:**

The adoption of the Ordinance implements the Antelope Valley Area Plan and is responsive to requests from the community to allow standards that are consistent with the rural character of the area such as higher fences and walls, accessory cargo shipping containers, and updated home-based occupation regulations. Vegetation and landscaping requirements were added to preserve and protect the native vegetation in the community. Lastly, the Ordinance will address concerns about maintaining the rural character of streets by providing updated standards for curbs, gutters, sidewalks, and street widths.

**MAJOR POINTS AGAINST:**

While unlikely, development standards could create unintentional nonconforming uses or structures within the boundaries of the Ordinance.

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

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

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

**SECTION 1.** Chapter 22.360 is hereby added to read as follows:

**Chapter 22.360 Lake Los Angeles Community Standards District**

**22.360.010 Purpose.**

**22.360.020 Definitions.**

**22.360.030 District Map.**

**22.360.040 Applicability.**

**22.360.050 Application and Review Procedures.**

**22.360.060 Community-Wide Development Standards.**

**22.360.070 Zone-Specific Development Standards.**

**22.360.080 Area-Specific Development Standards.**

**22.360.090 Modification of Development Standards.**

**22.360.010 Purpose.**

The Lake Los Angeles 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 protect, preserve, and enhance the rural, equestrian, and

agricultural character of the community. The standards contained in this CSD are intended to improve the quality of life of the community and to minimize the impacts of urbanization that would alter the community's landscape.

**22.360.020 Definitions.**

The following terms are defined solely for this CSD:

**Residential Ranch Entrance Signs.** A freestanding sign that marks the entrance to a single-family residential use.

**22.360.030 District Map.**

The boundaries of this CSD are shown on Figure 22.360-A: Lake Los Angeles CSD Boundary.

**22.360.040 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 Department approval that is filed 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 accessory cargo shipping containers shall comply with the requirements in this CSD within two years from **[effective ordinance date]**.

**22.360.050 Application and Review Procedures.**

(Reserved)

**22.360.060 Community-Wide Development Standards.**

**A. 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. To the maximum extent feasible, 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 to connect the property and the vehicular right-of-way. An encroachment permit from Public Works will be required. 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 by Public Works for the safety of pedestrian and vehicular traffic, and management of storm flows; and

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

3. Streetlights.

a. Streetlights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District);

b. When possible, all required and recommended local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility, and

c. Notwithstanding the provisions of Public Works, all main non-residential intersections shall be marked by a single streetlight where possible.

**B. Hillside Management.**

1. Grading. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on any lot, or in connection with any project located

within a hillside management area, that exceeds 2,500 cubic yards of total cut plus 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; and

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

**C. Signs.**

1. All sign requirements of Chapter 22.114 (Signs), and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), shall apply to signs within this CSD, except as otherwise provided for or modified by this Subsection.

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).

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. Freestanding Business Signs. As provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to 12 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 100 square feet for each sign face.

5. Residential Ranch Entrance Signs.

a. Residential ranch entrance signs shall only be permitted on lots at least one-half acre in size and located in a 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 Title 32 (Fire Code) County Code, including requirements pertaining to fire apparatus access roads.

6. External Lighting. Lighting for signs that utilize externally mounted light fixtures shall be designed to focus all light downward directly onto the sign, with no trespass beyond the sign area in accordance with Section 22.80.080 (Additional Standards for Signs).

**D. Subdivisions.**

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

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

**E. Trails.** Trails within this CSD boundary shall be regulated by the provisions of this Subsection 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 adopted regional trail network.

1. Trail Dedication.

a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the County's 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; and

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 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, 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 E.2. or any applicable provision in the Trails Manual may be permitted based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

F. **Vegetation and Landscaping.** This Subsection F is applicable to lots that are located entirely outside of an SEA.

1. Removal or destruction of vegetation of any kind shall require an approved Conditional Use Permit (Chapter 22.158) when the subject lot is at least two and one-half gross acres in size and the area of removal or destruction is greater than 30 percent of the gross area, or where the subject lot is less than two and one-half gross acres in size and the removal or destruction is greater than 60 percent of the gross area. 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 reduction of vegetation on public rights-of-way for roads, highways, flood control projects, or 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 property;

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

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

f. The removal or reduction of vegetation for the purpose of constructing one or more residential units for which a building permit has been issued.

2. The removal or destruction of vegetation of any kind without an approved use, notwithstanding the listed exemptions in Subsection F.1., shall be prohibited.

3. 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 for review of a request for vegetation removal with a Conditional Use Permit application:

a. A detailed project description outlining the reason for the proposed vegetation removal and the use of the property;

b. A plan identifying all vegetation on the property including, and separately specifying native vegetation. The landscape plan shall indicate the vegetation proposed to be removed as part of the project and how those removals might 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; and

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

4. Additional findings for Conditional Use Permits. In addition to substantiating the findings listed in Section 22.158.050 (Findings and Decision), the application shall also substantiate the following:

a. Development plans emphasizing the protection of, and revegetation with, native vegetation, including 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; and

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.

## **22.360.070 Zone-Specific Development Standards.**

### **A. Residential and Agricultural Zones.**

1. Accessory Cargo Shipping Containers. Notwithstanding Section 22.140.150 (Cargo Shipping Containers), non-habitable cargo shipping containers for the purpose of storage are permitted as an accessory use in the R-A, A-1, and A-2, in the quantities identified in Table 22.360.070-A, in accordance with the requirements of Public Works, provided the following development standards are met:

Table 22.360.070-A: Cargo Shipping Containers	
Net Acreage of Lot	Maximum Number Allowed
½ to < 5	1
5 < 10	2
10 or more	3

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 setback.

i. Cargo shipping containers shall be located within the rear half of the property and not block any property exits or access.

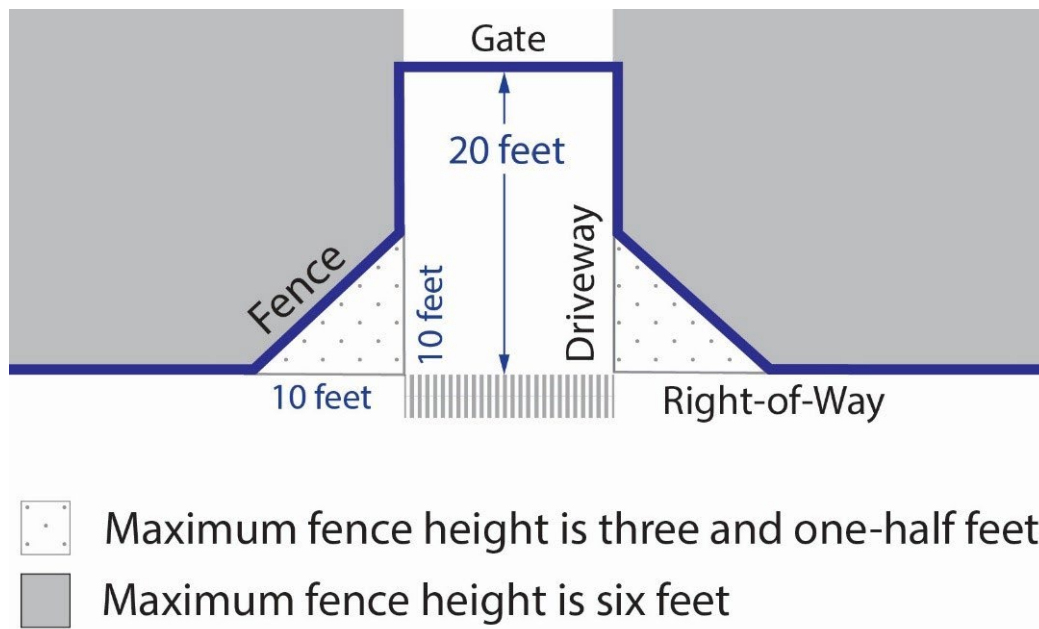
c. Placement and Separation. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container and shall not be stacked upon each other.

d. Design. Cargo shipping containers shall be painted in one uniform color, 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 the County Code, or any other applicable federal, state, or local regulation.

e. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair and free of graffiti.

2. Fences and Walls. Notwithstanding the provisions listed in Section 22.110.070 (Fences and Walls), and subject to the requirements of Public Works, the following standards shall apply:

FIGURE 22.360.070-A: VIEW-OBSCURING FENCE OR WALL IN FRONT YARD



a. Front Yards. As shown in Figure 22.360.070-A, fences, walls, and landscaping used as fences or walls, within a required front yard setback may be permitted up to a maximum height of six feet when located 10 feet or more from the driveway and shall provide at least 20 feet of vehicle clearance measured from the right-of-way line toward the property. When located less than 10 feet from the driveway, fences and walls shall be a maximum of three and one-half feet in height.

b. Interior Side and Rear Yards. Fences and walls within a required interior side yard or rear yard shall not exceed eight feet in height, provided

that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard.

c. Corner Side Yards. Fences and walls within a required corner side yard shall be limited to eight feet in height when located five feet or more from the right-of-way line toward the property, and three and one-half feet in height when located less than five feet from the right-of-way.

d. Reversed Corner Side Yards. Fences and walls within a required reversed corner side yard shall be limited to eight feet in height when located 10 feet or more from the right-of-way line toward the property, and three and one-half feet in height when located less than ten feet from the right-of way.

3. Dogs. Notwithstanding Section 22.140.070 (Animal Keeping, Noncommercial or Personal Use) Table 22.360.070-C, below identifies the maximum number of dogs allowed on a lot without an Animal Permit:

Net Acreage of Lot	Maximum Number of Dogs Allowed
0 to <2	4
2 to <4	5
4 or more	6

4. Home-Based Occupations. In addition to the standards for home-based occupations identified in Section 22.44.1490 (Home-Based Occupations), the following standards shall apply;



a. There shall be no more than two home-based occupations per primary dwelling unit, and no more than one for an accessory dwelling unit, with a maximum of three per a property.

b. A home-based occupation may be conducted in a permitted accessory structure. Any automobile parking spaces required in Section 22.112.060.A (On-site Parking) shall not be displaced by such use and shall be permanently maintained in accordance with Section 22.112.040.B (Permanent Maintenance Required).

c. Notwithstanding the prohibitions in Section 22.140.290 (Home-Based Occupations) the following uses shall be permitted:

i. Animal training, provided the involved animals are domestic animals, as defined in Division 2 (Definitions);

ii. Seamstress or tailor in an area not to exceed 1,000 square feet;

iii. Beautician or barber services, provided all state licensing requirements are met;

iv. Upholstery, provided:

(1) All work is done indoors;

(2) No upholstery of automotive seating or equipment is done; and

(3) No metalworking is done in conjunction with upholstery activity.

**B. Commercial and Rural Zones.**

1. Architectural and Design Standards. New structures, additions, or renovations to existing structures, shall be designed to fit in with the community's rural setting by incorporating one of the following architectural styles and its associated development standards.

a. Old West or Western Frontier style architecture which includes the following elements:

i. Form and Massing. The primary building façade shall include a recessed entryway and/or a covered porch with vertical support posts made of wood, materials made to look like wood, adobe brick, or stone. Overhangs may serve as second story balconies.

ii. Building Materials. Exterior building walls shall have vertical or horizontal siding, shingles, wood, wood veneer, materials made to look like wood, adobe brick, stone, or a combination of any of these materials.

iii. Window Design. Windows should be wood or painted aluminum. Windows along the primary façade shall cover no more than 50 percent of

the total area. Window type, material, shape, and proportions shall complement the architectural style of the building;

iv. Roof Design. Each individual building shall contain a rectangular false front or ornamental parapet with either a flat roof or a hidden sloped roof behind. Roof materials and colors shall be consistent with the building materials.

v. Colors. The building materials shall either be unadorned or be painted with earth-toned colors such as shades of taupe, beige, brown, olive, burgundy, or other neutral colors approved by the Director.

vi. Decorative accents. At least two of the following architectural elements shall be incorporated into the design of the site: hitching posts or rails, cast-iron or wood type benches, wood or wooden-looking trash barrels, shuttered windows, weathervanes, windmills, a water tower, or wagon wheels.

vii. Site elements shall maintain the Old West or Western Frontier design such as the placement of solid waste and recycling receptacles in enclosures that match the architectural style of the primary building and are located to the rear of the property.

b. Southwestern style architecture which includes the following elements:

i. Form and Massing. The primary building façade shall include a recessed entryway and/or a covered porch with vertical support posts made of wood, materials to look like wood, adobe, or stucco. Multistory buildings should utilize stepped massing.

ii. **Building Materials.** Exterior building walls shall be primarily made of adobe, or stucco, with minimal trim accents made of wood, materials made to look like wood, or stone.

iii. **Window Design.** Windows should be wood, painted aluminum, and recessed within the façade. Windows along the primary façade shall cover no more than 50 percent of the total area. Window type, material, shape, and proportions shall complement the architectural style of the building;

iv. **Roof Design.** Each individual building shall contain a parapet wall with either a flat roof or a hidden sloped roof behind. Roof materials and colors shall be consistent with the building materials or utilize clay or concrete tiles.

v. **Colors.** The building materials shall either be unadorned or be painted with earth-toned colors such as shades of taupe, beige, brown, olive, or other neutral colors approved by the Director.

vi. **Decorative accents.** At least two of the following architectural elements shall be incorporated into the design of the site: irregular parapets, projecting wood or wooden looking beams, projecting scuppers or drains, stucco or wood type benches, wood or wooden-looking trash barrels, carved niches, irregular finishes, or an enclosed courtyard.

vii. **Site elements** shall maintain the Southwestern design such as the placement of solid waste and recycling receptacles in enclosures that match the architectural style of the primary building and are located to the rear of the property.

c. Be designed to conceal from public view all external utilities, such as roof mounted air conditioning or heating units. Solar panels that are designed as part of a roofline and blend with the overall roof appearance need not be concealed.

d. Exterior lighting shall be prohibited except where necessary for public safety, vehicular traffic, and/or security. Where lighting is installed, it should be consistent with the desired architectural style, be appropriately shielded so as not to spill onto adjacent properties, and in compliance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

e. Loading and service areas, solid waste and recycling enclosures, and utility meters should be located as far as possible from the street and adjacent residential or agricultural properties.

**22.360.080 Area-Specific Development Standards.**

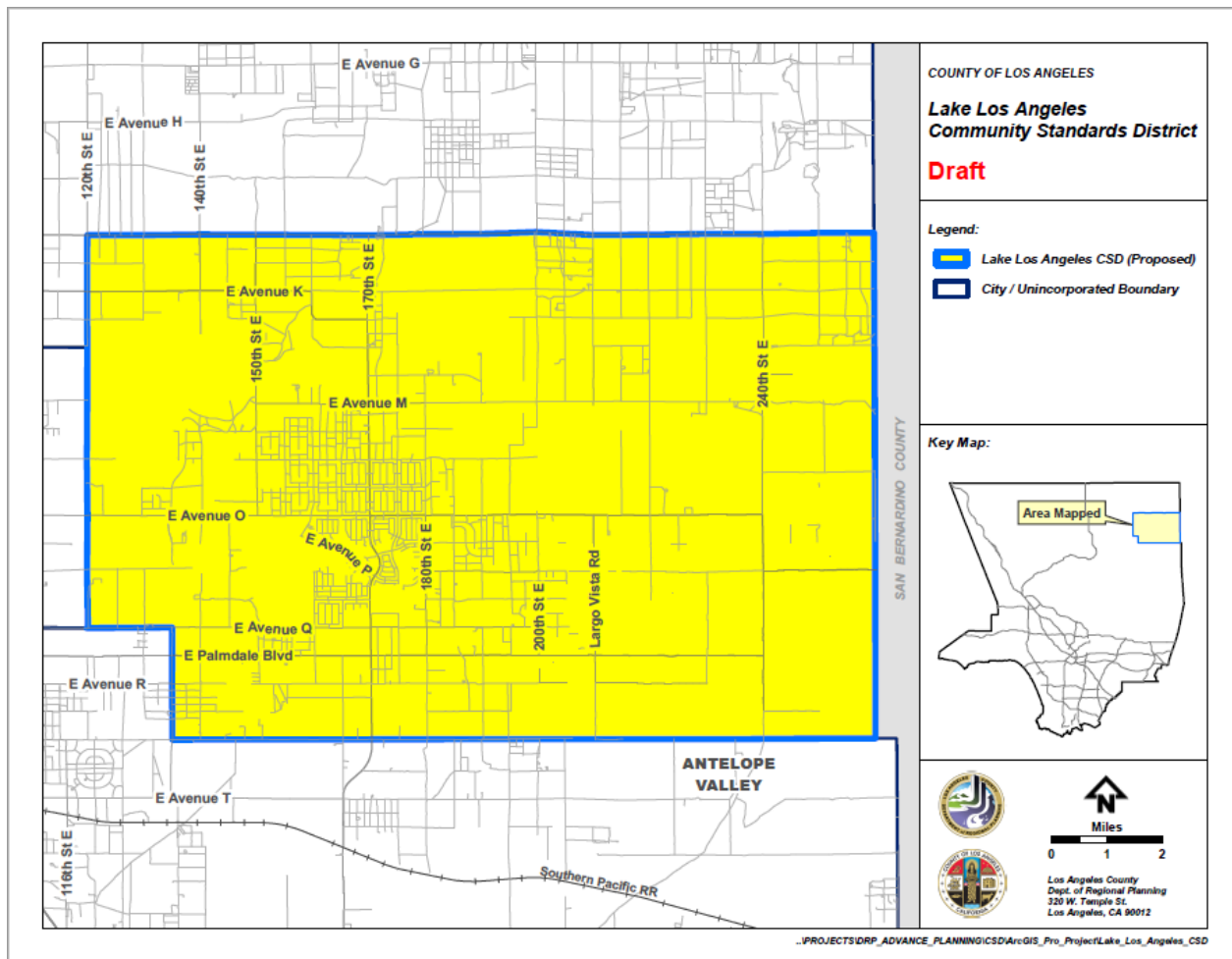
(Reserved)

**22.360.090 Modification of Development Standards.**

A. Modifications to any standards in this Chapter are subject to a 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 22.360-A: LAKE LOS ANGELES CSD BOUNDARY



## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** July 11, 2022  
**PROJECT NUMBER:** 2019-003977-(5)  
**PERMIT NUMBER(S):** ADVANCE PLANNING CASE NO. RPPL2018002312  
**SUPERVISORIAL DISTRICT:** 5  
**PROJECT LOCATION:** Lake Los Angeles, Antelope Valley Planning Area  
**CASE PLANNER:** Katie Lample, Planner  
klample@planning.lacounty.gov

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The County of Los Angeles (“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 be more environmentally protective. All development standards are consistent with current practices or will provide additional limitations on development which further protects the rural character and natural landscape of the community. See attachments for a more detailed analysis of the project and applicable exemptions.

Attached: Notice of Exemption and Attachment

SHAPING  
TOMORROW

# Notice of Exemption

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**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: \_\_\_\_\_

Name of Public Agency Approving Project: Los Angeles County Department of Regional Planning

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  
LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

**1. Project Description**

LA County Planning is undertaking the process of creating the Lake Los Angeles Community Standards District (“CSD”) with development standards specific to the community of Lake Los Angeles.

to The proposed Lake Los Angeles CSD adds requirements to maintain rural road standards; adds additional protections to hillside management areas (“HMAs”); modifies standards for signs; standardizes new rural subdivisions; establishes trail development standards; regulates the removal of vegetation; allows accessory cargo shipping containers in residential and agricultural zones; specifies residential standards for fences and walls, dogs, and home-based occupations; and creates commercial design standards.

The standards will largely be more environmentally protective, more restrictive, or equal to what is currently allowed within the Zoning Code (“Title 22”). Additionally, the CSD includes standards which are predominantly accessory uses to the already-permitted primary use in the zone. No construction activities or specific developments are proposed as part of this project.

**2. Description of Project Site**

The unincorporated community of Lake Los Angeles is located in the eastern most portion of the Antelope Valley, northeast of Sun Village, south of Hi Vista, and east of the City of Palmdale. An attached map depicts the boundaries of the proposed Lake Los Angeles CSD.

Lake Los Angeles is a rural desert community with mostly residential and agricultural uses. The community has a rural town center along Avenue O between 167<sup>th</sup> Street East and 172<sup>nd</sup> Street East and along 170<sup>th</sup> street East, between Avenue O and Glenfall Avenue. The Antelope Valley Area Plan (“AVAP”) describes the area as “developed or partially developed with a wide range of uses and a distinctly rural character. The remaining portions are largely undeveloped and generally not served by existing infrastructure, include environmental resources, such as buttes and Significant Ecological Areas (“SEA”), and are subject to safety hazards, such as Flood Zones.”

The AVAP identifies three economic opportunity areas (“EOA”) where major infrastructure projects are being planned by state and regional agencies. The southwest corner of the CSD boundary, including the rural town center, is located within the EOA due its proximity to the proposed High Desert Corridor project, which is proposed to run along E Palmdale Blvd.

A large portion of the community is located within the Antelope Valley SEA and the entire community is located within the Rural Outdoor Lighting District. A small area in

the southwest corner of the CSD boundary falls within a Liquefaction Zone and 100-year Flood Zone. Additional 100-year Flood Zone corridors bisect a small selection of properties throughout the community.

### **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; and Class 11, Accessory Structures; under the California Environmental Quality Act (“CEQA”) Guidelines Sections 15301, 15302, 15303, 15304, and 15311 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:*

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

*(e) Additions to existing structures provided that the addition will not result in an increase of more than:*

*(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less;*

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

*(n) Conversion of a single-family residence to office use.*

The project will not trigger new construction or alter existing buildings. 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. In commercial areas, for new construction or additions, there are architectural design standards that are in line with the existing architectural styles found within the area including Old West or Southwestern.

The Lake Los Angeles CSD includes 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 AVAP.

Many of the proposed standards are related to accessory uses or structures in agricultural or residential zones including cargo shipping containers, fencing and walls, dogs, and home-based occupations. These standards will allow existing primary uses to continue and may legalize some of the existing accessory structures and uses that the community identified as consistent with rural lifestyle and larger agricultural lots.

The project also proposes the inclusion of development standards to limit grading in HMAs and protect vegetation removal. The inclusion of these new standards will provide an additional layer of vegetation protection and promote the maintenance of existing landscape 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 electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.*

The project will not alter Title 22 as it applies to replacement or reconstruction of structures. Development standards will be added for commercial projects and signage. However, these standards only apply when new construction or additions are proposed and will be more stringent than the existing Title 22 allowances.

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...*

*(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

The project will include development standards for ministerial projects such as accessory cargo shipping containers, signage, fences and walls, dogs, home-based occupations, and commercial design standards. 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 the planting of native vegetation when the proposed vegetation removal exceeds a specific threshold. 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 those currently in Title 22.

***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.*

The project will include a set of development standards that will be more stringent than the existing Title 22 and therefore, will be more protective of the environment. The development standards will include an evaluation of vegetation removal as well as establishing additional protections on grading within HMAs.

***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. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.*

The project will further protect the environment and prevent environmental degradation with the addition of standards limiting expansion of roads, prohibiting new billboards, further regulating grading in HMAs, limiting vegetation removal, and restricting subdivisions. The CSD includes 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 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 County 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, landscape, 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.*

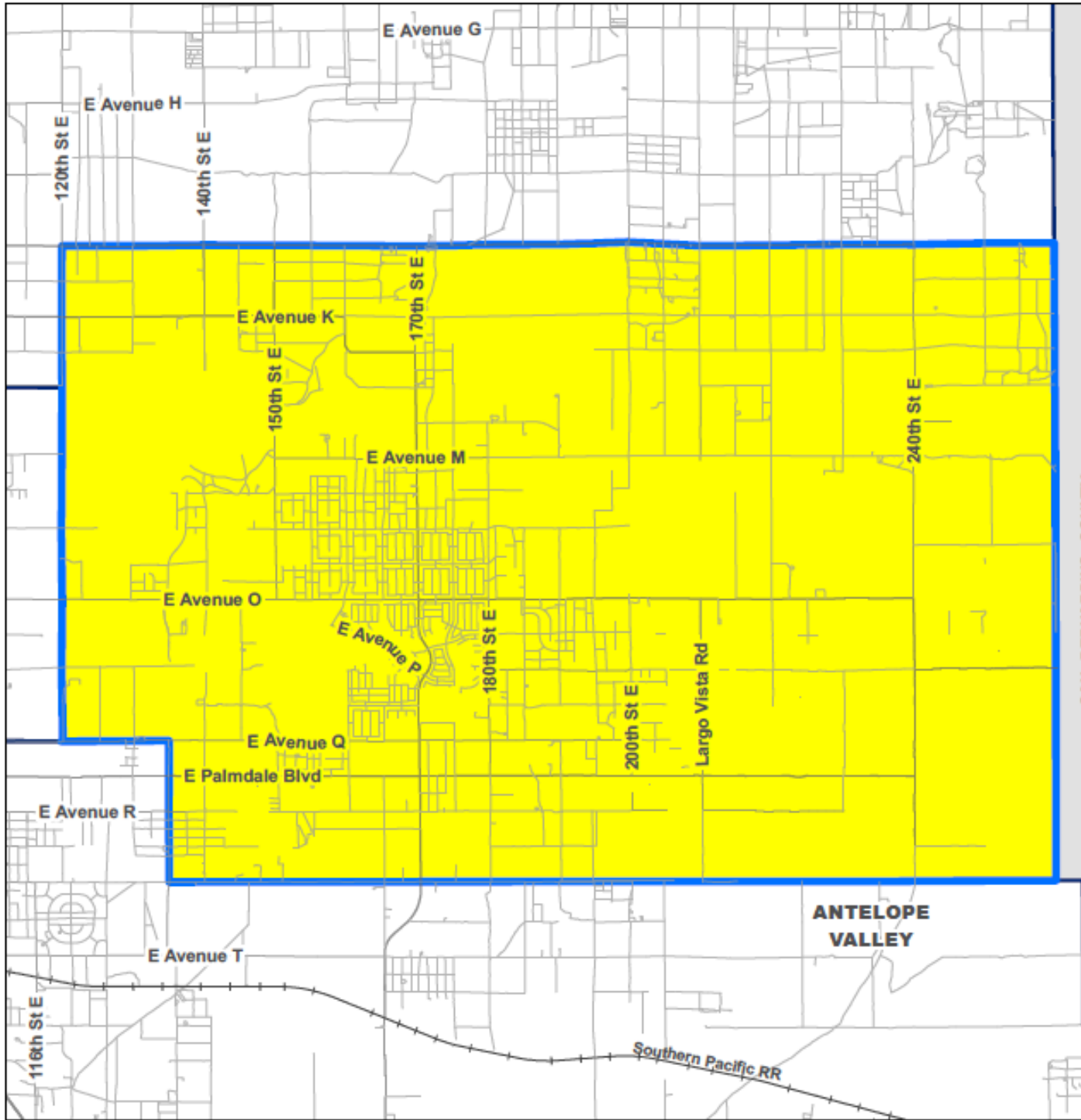
This project proposes to add additional development standards to the Lake Los Angeles community with the objective of preserving its existing character. These standards will result in more environmental protections to the area. Any violation to these rules will be enforced pursuant to Chapter 22.242 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 Categorical Exemptions Classes 3, 4, and 11. Each require analysis by location in order 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 that limit development in HMAs, add vegetation protections, limit the size and types of signage, restrict subdivisions to a minimum lot size, and add standards for utilities. Additional proposed standards will address accessory uses and structures in residential and agricultural zones and provide guidelines for commercial design. Although there are properties located within the boundaries of the project that are mapped as being located within a Flood Zone, Liquefaction Zone, HMA, and SEA, none of the proposed standards will create a significant impact on the environment. Furthermore, all future development projects proposed within the area of the Lake Los Angeles CSD will continue to be reviewed by LA County departments such as Fire, Public Health, Public Works, and Parks and Recreation to ensure compliance with Los Angeles County Code requirements. No construction activities are proposed as part of this ordinance update.
- (b) Cumulative Impact:** The project will not have any adverse impact on the environment either individually or cumulatively since the standards included in this CSD will be more restrictive and environmentally protective than the current standards in the Zoning Code, or capture the existing operations and structures currently present and considered part of the rural lifestyle. Cargo shipping containers, higher fences or walls, home-based occupations, and dogs are already present in the community and are part of the baseline condition; the inclusion of standards related to these topics will not create a significant cumulative impact to the area.
- (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 accessory uses and structures that are already present in the community or include additional limitations on signage, vegetation protections, stricter commercial design standards, standards guiding new subdivisions, the design and dedication of new trails, and the prohibition of new billboards. None of these standards will impact existing approved uses and they are intended to guide future development for compatibility and protection of the existing rural environment.
- (d) Scenic Highways:** No highways located within the community of Lake Los Angeles are officially designated as a state scenic highway.
- (e) Hazardous Waste Sites:** The project is not located on a site that 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 is one historical resource located within the community of Lake Los Angeles, California State Point of Interest No. P588. The

development standards will not cause a significant impact to this resource as they will be more restrictive.





COUNTY OF LOS ANGELES

**Lake Los Angeles  
Community Standards District**

**Draft**

Legend:

-  Lake Los Angeles CSD (Proposed)
-  City / Unincorporated Boundary

Key Map:



Los Angeles County  
Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

SAN BERNARDINO COUNTY

**ANTELOPE  
VALLEY**



**SUMMARY OF PROCEEDINGS  
REGIONAL PLANNING COMMISSION  
LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT ORDINANCE  
PROJECT NO. 2019-003977-(5)  
ADVANCE PLANNING CASE NO. RPPL2018002312**

On October 19, 2022, the Regional Planning Commission (RPC) conducted a duly-noticed public hearing to consider establishing the Lake Los Angeles Community Standards District Ordinance (Ordinance), which is an amendment to Title 22 that revises development standards specific to the community of Lake Los Angeles in order to preserve the rural character. During the hearing, Regional Planning staff provided an overview of the Ordinance. One member of the public spoke, inquiring about permitted uses on their property. Staff noted that they were available to discuss the question outside of the hearing, per the RPC's request.

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

**VOTE:**

Concurring: Commissioners Louie, Moon, O'Connor, Hastings, and Duarte-White

Dissenting: None

Abstaining: None

Absent: None

Action Date: October 19, 2022

**RESOLUTION  
COUNTY OF LOS ANGELES  
REGIONAL PLANNING COMMISSION  
LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT  
PROJECT NO. 2019-003977-(5)  
ADVANCE PLANNING CASE NO. RPPL2018002312**

**WHEREAS**, the Regional Planning Commission (hereinafter, the “Commission”) of the County of Los Angeles (“County”) has conducted a duly noticed public hearing on October 19, 2022 to consider an ordinance, (hereinafter, the “Lake Los Angeles 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 Lake Los Angeles Community Standards District (“CSD”) and associated standards; and

**WHEREAS**, the Commission finds as follows:

1. On June 16, 2015, the Antelope Valley Area Plan (“AVAP”) was adopted by the County Board of Supervisors (“Board”), which included a requirement for a comprehensive review of all existing CSDs and the potential inclusion of a program to prepare and adopt new CSDs. Establishment of the Lake Los Angeles CSD is an implementation measure of the AVAP.
2. According to the AVAP, CSDs are community-specific zoning regulations that “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 draft proposals for the Lake Los Angeles CSD, which were submitted to the Department in 2009 and 2013. The proposals were reviewed by the Department and used in conjunction with community outreach activities as the basis for the proposed ordinance.
4. On June 13, 2018, the Antelope Valley CSD Update Program was presented to the Commission and included the proposal for the Lake Los Angeles CSD.
5. Lake Los Angeles is a large rural community located in the eastern Antelope Valley. The community is characterized by its rural character, desert landscape, buttes, and Joshua trees. The AVAP describes the area as “developed or partially developed with a wide range of uses and a distinctly rural character. The remaining portions are largely undeveloped and generally not served by existing infrastructure, include environmental resources, such as buttes and Significant Ecological Areas (“SEAs”), and are subject to safety hazards, such as Flood Zones.”

6. Lake Los Angeles has a rural town center along Avenue O between 167th Street East and 172nd Street East, and along 170th Street East between Avenue O and Glenfall Avenue. This area is where most of the commercial and community serving uses are located and is surrounded by the highest concentration of residential development in the community.
7. The proposed Ordinance contains standards to address the unique and rural character of the Lake Los Angeles community including: highway and local street standards, additional protections to hillside management areas, prohibitions on billboards, commercial sign standards, allowance of residential ranch entry signs, standards for new subdivisions, trail design and development guidelines, preservation of vegetation, accessory cargo shipping containers, fence and wall heights, modifications to number of permitted dogs without a permit, additional home-based occupation allowances, and commercial design standards. The standards are only intended to guide future development for continuity and compatibility with the existing rural character of the area. Therefore, with the addition of the proposed standards, the amendment will create consistency with the surrounding area.
8. The proposed Ordinance is consistent with and supportive of the goals and policies of the General Plan and the AVAP, a component of the General Plan. It protects the Lake Los Angeles community from incompatible design and development, permits existing rural accessory uses and structures, and provides additional environmental protections.
9. The community of Lake Los Angeles worked with the Department to develop a list of standards that it would like to include in the CSD. This CSD is intended to address the requests from the community and authorize, or clarify, development standards that are consistent with rural life and the larger lot sizes found in the community. Therefore, approval of the CSD will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice.
10. The proposed Ordinance will not increase the density or expand the list of allowed land uses within the zones. Standards address accessory uses, include protections for the natural environment, and provide more direction for future commercial development. Therefore, the amendment is consistent with other applicable provisions of this Title 22.
11. The Department conducted outreach for the development of the proposed Ordinance and engaged local stakeholders, community members, and advisory committees from the community. In addition to project outreach conducted at community events including the Parks After Dark events held on July 27, 2018, July 28, 2018, August 3, 2018, August 1, 2019, and August 2,

2019; the Leona Valley Cherry Festival on June 2, 2018; the Valley Fever Walk on August 4, 2018; and the Juneteenth celebration at Jackie Robinson Park on July 18, 2022. Staff also hosted CSD working group meetings on April 5, 2018, May 10, 2018, October 18, 2018, and November 18, 2018.

12. Additional meetings conducted online were held with the Lake Los Angeles CSD Committee on October 18, 2021; November 18, 2021; January 12, 2022; March 21, 2022; and July 18, 2022 to develop the draft Ordinance.
13. After releasing the public review draft of the CSD, an online community meeting was held on September 15, 2022, to receive feedback on the draft in preparation for the Commission hearing.
14. The proposed Ordinance qualifies for a Categorical Exemption (Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 Classes 1, 2, 3, 4, 7, 8, 11, 20, and 21) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines.
15. 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 August 26, 2022. In addition, notices were sent to 10,637 property owners and 13 addresses on the project’s courtesy list. The public hearing notice and materials were posted on the project website and promoted through social media.
16. Following the release of the public draft CSD on October 6, 2022, staff received a request to add language regarding pervious surfaces within commercial and rural zones. Included language states that parking areas, as well as the areas and driveways used for access thereby, shall be paved with pervious materials. Earlier conversations with the CSD Committee and community support this request. These revisions were included in the October 13, 2022 draft CSD.
17. On October 19, 2022, the Commission conducted a duly-noticed public hearing to consider an update to the Lake Los Angeles CSD. One member of the public spoke, inquiring about permitted uses on their property. Staff noted that they were available to discuss the question outside of the hearing, per the Commission’s request.

**THEREFORE, BE IT RESOLVED THAT** the Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider adopting the proposed Ordinance that amends Title 22 of the Los Angeles County Code to establish the Lake Los Angeles CSD and associated standards; and

2. That the Board find that this project is exempt from the CEQA; and
3. That the Board adopt the proposed Ordinance and determine that the standards proposed in the Ordinance are consistent with the community character and surrounding area, compatible with and supportive of the goals and policies of the General Plan and Antelope Valley Area Plan, in the interest of public health, safety, and general welfare and in conformity with good zoning practice, and consistent with other applicable provisions of this Title 22.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Commission on the County of Los Angeles on October 19, 2022.

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*Elida Luna*

Elida Luna,  
Commission 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  
County of Los Angeles