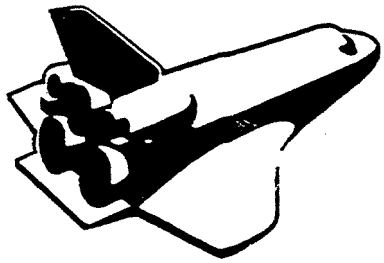
b.

ANTELOPE VALLEY AREAWIDE GENERAL PLAN



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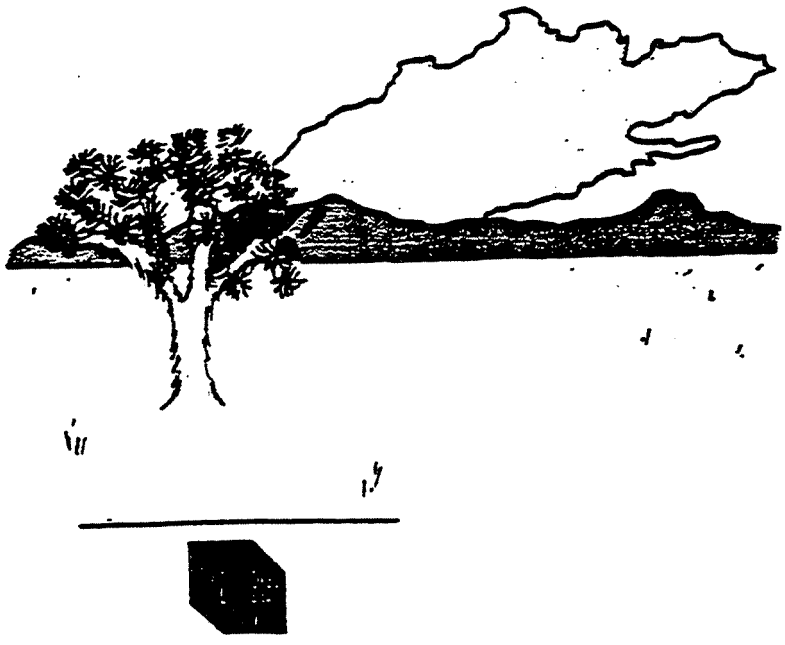

Antelope valley Areawide General Plan

a coaponent of the
Los Angeles County General Plan

Adopted by the Board of
Supervisors on December
4, 1986

~his planning document is a component of the Los Angeles County General Plan. In most instances, the policies contained in this document are sufficient for making most land use and other planning decisions ' affecting 'the unincorporated areas of the Antelope Valley planning area. However, users of this document are advised that in some circumstances it will be necessary to consult the Countywide Chapters and Elements of the General Plan in interpreting the intent of the General Plan. Other planning documents to consult are the Los Angeles, County Subdivision Code, and The Planning and Zoning Code.

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James Lombardi - Llano
Earl Mountjoy - Acton
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Bill Sut~on - Quartz Bill*

*Po~er **ChainaeD**

The PAC was organized in *1981* to assist in preparing a Draft Antelope' Valley Plan for presentation to the Regional Planning Commission. The Draft Plan was published in December 1984. Public hearings were held on the Plan in July and August, 1985.

The PAC would like to acknowledge the assistance, encouragement and support provided by Sherry Foote, Deputy to Supervisor Michael D. Antonovich. The PAC also recognizes the extensi ve work performed by the earlier North County Citizen's Planning Council which provided much of the foundation for this Plan.

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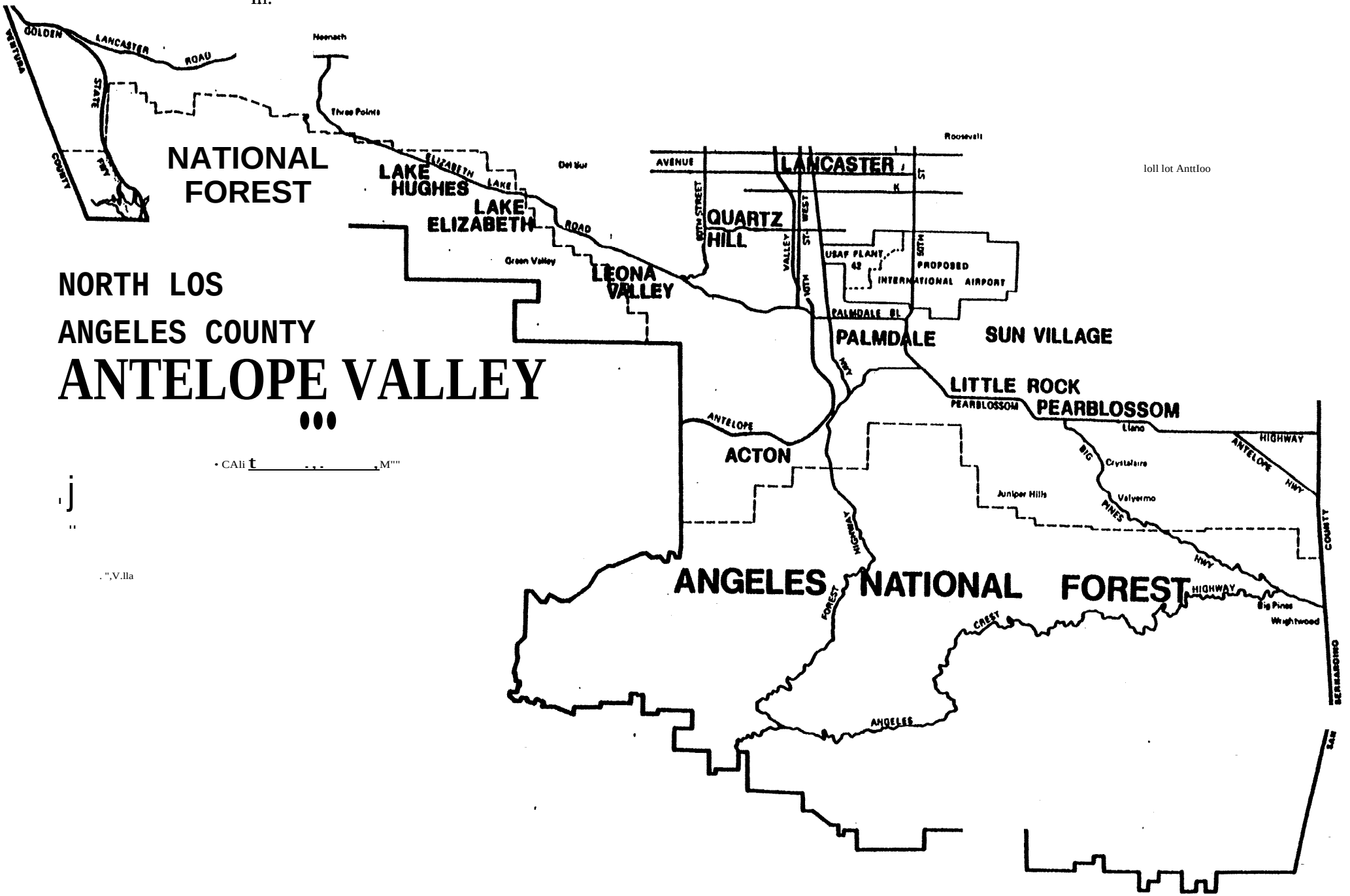
Introduction

The Antelope valley Areawide General plan, in conjunction with the other Chapters and Elements of the County of Los Angeles General plan, is a coordinated statement of public policy by the County of Los Angeles for use in making important public decisions relating to the future of the Antelope Valley.

Prepared with the assistance of the Antelope valley planning Advisory Council (a citizens advisory committee representing a variety of local interests and expertise), the ~lan is designed to provide decision makers with a policy framework to guide them in efforts to improve the quality of life in the valley.

The Plan cannot guarantee the achievement of any single goal or objective, nor the strict adherence to any single policy objective. competing demands are constantly being placed upon available resources. Responsible decision makers must have the flexibility to seize opportunities and to solve problems. Consequently, it is necessary to evaluate competing needs, and to select those courses of action that will result in the maximum benefit for all. The role of the Plan is to assist in t'his evaluation process and to identify desirable goals and objectives for the area.

The Plan is not a static document, inflexible and unyielding to change. It is based upon the best information available at the time of its preparation. Because the Valley is a dynam.ic social" and economic e nvLr onmen t , it will ·become necessary, .on occasion, to make adjustments to the Plan to"respond to changing conditions. The ability to react to unforeseen change is an important measure of the adequacy of any planning program.


NATIONAL FOREST
NORTH LOS
ANGELES COUNTY
ANTELOPE VALLEY
GOLDEN
LANCASTER
ROAD
STATE
Neenach
Three Points
LAKE HUGHES
LAKE ELIZABETH
ELIZABETH LAKE
ROAD
Green Valley
LEONA VALLEY
Del Sur
AVENUE
LANCASTER
QUARTZ HILL
60TH STREET
VALLEY
WEST
USAF PLANT 42
PROPOSED INTERNATIONAL AIRPORT
PALMDALE BL
PALMDALE
SUN VILLAGE
LITTLE ROCK
PEARBLOSSOM
ACTON
ANTELOPE
HIGHWAY
Juniper Hills
Valyermo
Crystalaire
Llano
ANGELES NATIONAL FOREST
FOREST
CREST
ANGELES
Big Pines
Wrightwood
SAN BERNARDINO COUNTY
VENTURA COUNTY

CHAPTER I. The Antelope valley Today

The Antelope valley consists of 1,200 square miles of elevated desert terrain bounded by the San Gabriel Mountains on the ~outh, Kern County to the north, .nd extending from Gorman on the west to San Bernadino County on the ·east. The study area includes a major portion of the Angeles National Forest. In 1985, an estimated 121,000 persons resided in the Antelope valley planning area •

. The· Antelope valley is experiencing increasing development pressures due in part to the attractiveness of its high desert climate and its selection as the future site of the Palmdale International Airport. consequently, the pattern of land use in the valley is changing rapidly. For many year s , . the dominant land use was agriculture with dry wheat farming in the west Valley, alfalfa on the Valley floor, and orchards on the southern fringes. The Valley began to change dramatically in character in the early 1950·s as a result of increased governmental defense spending, and accompanying residential growth.

Today, the three m9st extensive land uses in the Antelope valley are agricUlture, residential areas, and military reservations. The western, eastern and southern fringes of the Antelope Valley contain the existing and historic agricultural cropping areas which are declining because of the increasing
'costs of water. Relatively short growing seasons in 'comparison to other areas throughout California are also a problem. The major residential areas are found in the central and southern Antelope valley, adjac~nt to the labor-intensi V'e uses of two Air Forte facilities, Edward. AFB and Plant 42, and the aerospace industry.

In 1980, the valley accounted for less than *1.4* percent of the population wi thin the Los Angeles County, while encompassing (exclusive of Forest lands) approximately 30 percent of the total land area.

The main population centers--Lancaster, palmdale, and Quartz Hill--are located in t6e central and southern part of the Valley. The City of palmdale, the first community encountered when visitors travel north from Los Angeles, was originally developed as a residential community near the junction of Sierra Highway and State Highway 138 (Palmdale Boulevard). Eight miles to the north is the valley· s newest and most populous city, Lancaster. This city is the site for Antelope valley College, the only college in the valley, the County multi-purpose Civic Center, and major commercial facilities.

Agricultural land in the Antelope valley today tends to be located away from the communities. A band of agriculture extends across the valley beginning in the west, near Gorman, where land is still used for ~ry-farmed wheat. Continuing eastward

onto the drier valley floor, the farm land is a Lao used for irrigated alfalfa and some onion crops. This pattern becomes more diffused as it moves east, and agriculture disappears altogether near Lancaster (from 60th Street West to 30th Street East) resuming again to the east again in a diffused pattern .• The deviation from this broad. central valley agricultural band occurs as a result of alkaline soils ~orth of Lancaster. Apart from these field crops, there are orchards along the Valley's southern fringes near Littlerock. While the traditional agricultural economy is on the decline, there has been an increase in the amount of livestock and poultry on smaller parcels in and adjacent to the rural communities.

Most of the Antelope Valley's smaller communities, which began as agricultural settlements or local farm trade centers, still maintain a rural character and a very low densi ty of residential development. These rural communities include Littlerock, Pearblossom and Sun Villa-ge, which are located southeast of palmdale, and Acton located. 8 miles southwest of Palmdale in the Crown valley. In the foothills west of Palmdale are the communi ties of Lake Hughes, Elizabeth Lake, Green Valley and Leona valley. Lake Los Angeles, located 15 miles east of Palmdale, was laid out as a major subdiVision in the 1960's and has developed slowly in the intervening years.

CHAPTER II. Future Demand

A pattern of steady growth in the Antelope valley ~s expected to continue througp the plan's horizon year of 2000. Its high desert climate coupled with the growth of the industrial areas and the future Palmdale International Airport have caused the Antelope valley to rank as one of the fastest growing areas of Los Angeles County. Based upon population projections of the Department of Regional Planning, the Valley is expected to grow in population by as much as 111, 000 people from 1980 to the year 2000. The table below lists the expected population by
five-year increments.

Antelope valley projected
population Growth 1980 - 2000

Year	population	
1980	107,000	
1985	121,000	14,000
1990	155,000'"	33,000
.1995	188,000'"	33,000
2000	218,000'"	30,000
	Net Gain	

The year' 2000 population projection of 218,000 represents a key planning factor beca!Jse the land use. plan must provide sufficient capacity to accommodate the expected growth, including a reasonabl: excess. Growth of communities is based upon a complex intertwing of local, national; and international economic
and social factors.

These factors may accelerate the rate of growth for short periods without basically altering the horizon year forecast. In the same way they can periodically decelerate for short periods but with the same eventual outcome.

It is expected, therefore, that by the year 2000 the population in the Antelope Valley will climb to 218,000 residents.

*projected.

CHAPTER III. Description of The General Plan

Community Recognition

The General Plan for t·he unincorporated areas of the Antelope valley recognizes a number of acti vi ty centers allowing for a variety of uses, intensity of development, and lifestyles. There are three major urban centers: Lancaster, Palmdale, and Quartz Hill. Each center is located near to the proposed Palmdale International Airport and to existing and proposed transportation corridors. It is anticipated that most urban growth
"will continue to occur in these three areas.

To provide an option for the continuance of the low de n s L ty lifestyle that characterizes much of the Antelope valley today, the Plan promotes the protection of the eXisting rural communi~ ties. With two exc~ptions, these communities are located along the base of the San Gabriel mountains and Sierra Pelona foothills. They include Acton, Crystalaire, Gorman, Green Valley, Lake Hughes-Elizabeth Lake, Leona Valley, Littlerock, Pearblossom, and Wrightwood. Each offers an attractive low density community lifestyle integrated into the natural environment of the foothills. The two communities that do not share the common characteristic of adjacency to the foothills are Lake Los Angeles and Sun Village which are rural communities adjacent to the proposed Palmdale International Airport.

Scattered throughout the Antelope valley are a wide variety of very low density, rural villages which are worthy .of protection. Each is uniquely identifiable from its surroundings. Their residents express a sense of community pride and local identity. Remoteness from major activity centers, the iack of services, and the anticipated level of population growth suggest that very little growth will occur by the year 2000. Since many residents sought these locations" for their "low-key" atmosphere and the additional factors noted above, it *is* important to sustain these areas as unique, low density "Ii ving environments". Such communi ties· include Antelope Acres, Big Pines, 'Del Sur, El .Do'rado, Hi Vista, Juniper Hills, Llano, Neenach, Redman, Roosevelt, Three Points, valyermo, Westside Park, and White Fence Farms.

The principal elements of the planning framework which have shaped the pattern and intensity of land uses in the Antelope Valley are the major transportation corridors (the. Antelope valley Freeway, Sierra Highway, Palmdale Boulevard, State Highway 138, Avenue I, Avenue J, Avenue K, 50th Street West, Elizabeth Lake Road, and the proposed Palmdale International Air-" port access corridor), Edwards Air Force Base (the site of many recent landings of the Space Shuttle), "the future Palmdale International Airport, O.S. Air Force Plant 42, and Fox Field.

Industrial Uses

The key to the future growth of the Valley will be its ability to generate industrial growth. Major industrial uses are recommended to be located in the cities of palmdale and Lancaster along the transportation corr idors (providing easy access for the movement of goods) and next to the major airports (Plant 42 and PIA). other outlying lands wi thin established rural communitites and Quartz Bill are designated for industrial uses (primarily locally serving uses) but the areas within palmdale and Lancaster are expected to constitute the major concentration of uses and serve as a dominant element around which other land uses are grouped.

A strong commitment exists among the various public agencies and local business groups to stimulate the local economy and facilitate the creation of new jobs. Through the efforts of such groups as the, Economic Development corporation of Los Angeles County, the Lancaster Economic Development Corporation, and the Antelope valley Board of Trade, in conjunction with the activities of the County and the cities of Lancaster and palmdale, a number of programs have been developed to attract new investment into the valley and to assist local employers in their efforts to expand and upgrade their businesses. Development of business parks, area promotion, and low cost financing programs are but three of the ongoing activities designed to achieve these goals.

Commercial centers

Two major commercial centers are anticipated for the Antelope valley. These are conceived as future regional centers serving a market which extends into Kern and San Bernardino COunties. It is expected that one of the r~gional centers would be located within the city of Lancaster while the other regional commercial center is expected within palmdale. Although each of these centers is located within one of the, two cities, together they are expected to fulfill the basic "downtown" shopping .needs of virtually all ~he residents of the unincorporated areas.

Additional locally serving commercial ar~as have been shown on the Plan in the unincorporated communities in recogni"tion of the needs of these communities.

Urban Residential

The major concentration of urban residential uses are within the cities of Lancaster and Palmdale where most of the future development is expected to occur. Quartz Bill is the largest of the unincorporated communities, and the Plan recognizes the predominantly semi-urban cbaracter of the area. Moderate densities are designated on the Plan in the areas already so developed. Lesser densities are shown 'to the northeast and soutb-

west to facilitate maintenance of an individual image for Quartz Hill, and to distinguish it from the cities of Lancaster and Palmdale. contributing to the unique identi ty of Quartz Hill is the geologic formation for which the community was naned , (Further discussion of Quartz Hill is set f·orth in the next chapter of· the Plan.)

Rural Residential Areas

The outlying communities are individual units, generally of a low densi ty res identi al nature surrounding a local commercial center and, in some cases, an elementary school and park. The local commercial centers are generally located along major highways, facilitating their exposure to passing motorists. In Littlerock and P.earblossom the commercial areas are located along Pearblossom Highway, and in Sun village along" Palmdale Boulevard.

In Acton, the major commercial uses are designated at the intersections of Crown Valley Road with Sierra Highway, and Crown valley Road with Soledad Canyon Road. In Lake Los Angeles, these areas are centered around the intersection of Avenue 0 and l70th Street Eas·t.

In Acton, "Cry"stalaire, Lake '"Los Angeles, Littlerock, Pearblossom and Sun Village, local commercial centers are surrounded by very low density residential ar eas , "In most of these communities, small areas ·have been set aside for locally servi"ng "industrial activity. This reflects the need for such things as local artisans, craftsmen, and agricultu~al equipment repair and warehousing in these communi ties. '.

It is recommended that these existing rural areas be retained ' ,at very low densities to protect their existing character and lifestyle. Llano, Gorman, and a number of other villages would contain a small commercial center (typified by the "mom' and Pop" store) to serve local needs and the travelers along major highways (e.g., the restaurants and motels at Gorman).

Special Management Areas

The General Plan designates areas subject to excessive noise levels (exceeding 60n CNELl) as "Noise Impact. Management Areas". These areas are g~nerally located in and around the major tr'insportation corridors (including P. I .A.) and it is recommended that state mandated noise reduction/insulation requirements be implemented within these areas.

Throughout the Antelope Valley there are a number of areas which, due to their unique plant and/or animal resources, ar-e

1. CNEL's (Community Noise Equivalency Levels) above 60dBA are delineated in accordance with California Law for existin9 and futureairports, highways projected for heavy use, freeways, railroads, and rapid transit lines.

classified as "Significant Ecological Areas" (SEAls). Development would be permitted at very low intensities, provided standards for the protection of the resource are attained. Several areas in the Antelope valley contain such a significant di versi ty of wildl if e and vegetation, and in some cases rare 'species, that it is recommended that they ultimately be acquired by an appropriate public agency as permanent ecological preserves. These include the santa Clara River habitat of the Unarmored Threespined Stickleback Fish (southwest of Acton); many of the buttes in the eastern valley; various riparian areas within' the Little Rock Wash, Big Rock Wash, portal Ridge/Liebre Mountain and Tehachapi Foothills SEA's; and areas adjacent to the California poppy Preserve, among others. Educational, observational, and light recreational uses are encouraged activities in these preserves.

Bisecting the Antelope Valley study area, extending from Gorman on the west to Wrightwood on the east, is the San Andreas Fault Zone which is shown' as a "Seismic 'Safety Management Area". other selected fault zones are identified as well. California law specifies certain conditions under which development may proceed in this area. It is recommended that, except in areas already committed to higher densities, future uses be restricted to residential uses at very low densities (0.5 d.u./acre) and local commercial uses, provided that primary structures are not constructed across the trace of a fault. All critical use facilities (i.e. police stations, hospitals, etc.) would be prohibited in this zone.

The Plan defines hillsides throughout the Antelope Valley having a natural· slope of 25% (4 horizontal to 1 vertical) or greater as "Hillside Management Areas". Residential uses at very low densities (up to 0.5 d.u./acre depending upon the slope) and other appropriate uses would be accommodated provided that the "integrity" of the hillside formation and its natural vegetation is retained. It is the intent. of these policies to prevent excessive runoff, landslides, and erosion and to maintain their "scenic and geologic" values. "Hillside Management Areas" generally correspond to the foothills of the San Gabriel, the'Sierra Pelona and Tehachapi Mountains, and the butte areas on the valley floor. The rural communi ties of Acton, Lake Hughes/Elizabeth Lake, and Leona valley and the rural villages of Gorman, Juniper Bills, Valyermo, and Wrightwood are surrounded by areas designated for hillside manage- ment.

"Flood Plain Management Areas" identify those areas subject to a high risk of flooding during major storm events. Flood plain management provides a non-structural solution to the protection of life and property from storm runoff by determining the limits' of the flooding and regulating development within those areas. In the immediate floodway, no development will be permitted unless the hazard of inundation can be mitigated without , increasing the hazard to adjacent properties. Limited develop-

ment adhering to special performance requirements will be permitted in the flood fringe areas adjacent to the f100dways.

In hillside areas, flood plain management areas generally follow the canyon bottoms where storm runoff naturally collects. Below the hillside ar-eas , previous s~orm runoff has formed large alluvial fans on the valley floor. The numerous streams originating in the mountains and foothills surrounding the valley meander across these alluvial fans in undefined and often changing paths. Therefore, the flood plain management designations below the mouths of canyons indicate the most likely path of flood waters.' Areas not designated as flood plain management are not necessarily free of the risk of inundation by storm runoff due to the changing paths the runoff may take but are less likely to be inundated than those areas designated as flood plain management. Thus, special attention and care must be eXhibited in the de$ign of all development in the Antelope valley to minimize the risk of ,inundation.

The meandering nature of storm runoff across the alluvial fans and valley floor has prompted the Department of public Works to develop a Comprehensive Plan of Flood Control and Water Conservation for the Antelope Valley. This plan will identify the flood protection required for existing development, a coordinated regional drainage solution for future development, and the ccnaer va e Lcn of storm. runoff' fO,r beneficial uses. The Comprehensive Plan proposes flood plain management in the hillside areas, improvements in the urbanizing areas, and planned flow paths and groundwater preserves in rural areas. Planned flow paths are a modified approach to flood plain management to i-dentify the m~jor flow paths storm 'runoff will most likely follow on alluvial fans and across the Valley floor.

Areas that have been identified as "Flood Plain Management Areas~ include Amargosa Creek, Anaverde Creek, Big Rock Creek, Little Rock Creek, the frontal canyons on the north slope of the San Gabriel Mountains, drainages from the north face of portal Ridge, and the upper reaches of the Santa Clara River throu.gh Acton. Addi tionally, both Little Rock and Big Rock Creeks offer the' opportunity for much needed groundwater recharge and quarry operations.

Sizable areas on both the east and west sides of the valley are designated as "Agricultural Opportunity Areas"'. These large contiguous areas are either currently in production or have a recent history of production. Although parts of these areas are in a decline, the Plan .recognizes the validity of these areas, establishes agrticultural activities as a "priority" land use over adjacent (and potentially incompatible) development~ and discourages the premature conversion of these areas to other uses. The intent of Plan policy is to prOVide assistance to those landowners who desire to remain in pr6duction through such measures as tax relief and "right to farm" legis-, lation to discourage inappropriate nuisance suits.

Other Areas

All other areas of the Antelope valley, excepting Edwards Air Force Base and the National Forests, are classified for Nonurban uses. These areas will be appropriate for agriculture, very low density residential uses, and other appropriate rural commercial and industrial uses. .

CHAPTER IV. Plan policies Relating To Specific Communities

The General Plan recognizes t.he : many and varied communities that make up the Antelope Valley. In. addition to the largest communities of Lancaster and pa1mda1e.- both incorporated cfties - and the unincorporated community of Quartz Bill, there are a number of smaller, predominantly rural communities situated throughout the valiey.

Rural communities include such areas as Acton, Lake Los Angeles, Littlerock, Pearblossom and Sun village as well as the smaller communities of Antelope Acres, Gorman and Wrightwood, among many others.

In addition to the pol icies found in Section V of this Plan, there are a number of specific policies pertaining to these individual communities. (A summary of the key community policies is found in Appendix B.)

Incorporated Cities

Lancaster and Palmdale are the two largest communities in the valley. In 1986, 55.1% of the valley's 133,992 residents lived in either Lancaster (54;865) or palmdale (19,008) according to. estimates of the Department of Regional Planning •. These two cities constitut~ the backbone of the valley in terms of major services, jobs and shopping. While these cities have their own local planning and zoning authorities, they are tied, nonetheless, very directly to the unincorporated areas of the Valley. The General Plan' recognizes and supports the leadership roles played by the cities. It is expected that the majority of the future growth will continue to occur within these ci ties. Development policies' relating to the cities of Lancaster and Palmdale are contained within each city's General Plan and are obtainable at their respective City Ball.

Unincorporated Areas

The. focus· of the Antelope Valley Areawide General Plan is on the unincorporated areas of the valley. While much of the valley is composed of vacant land or land under culti vation, there are a number of smaller rural communities as well as the one emerging urban area--Quartz Bill. Special policies unique to particular communities are presented below.

ACTON*

During the late 1970's and early 1980's the community of Acton experienced considerable growth which raised community concern for the maintenance of the rural character of the community. Acton's residents, through the efforts of a local community

*A bes1gna€ed Rural community (see page IV-l3).

group, focused attention upon this issue, and they conducted a series of community forums to look at the consequences of various growth alternatives. Specific attention was devoted to the issues of future population density, land use, architectural design, environmental consi(lerations, and the community's natural setting. This process r~sulted in a consensus 'that the
, area should remain a rural community in future years to protect the quality of life found there and to avoid the need for ~dditional expensive public service systems.

Acton relies upon private sewage disposal systems. In 1980, the Department of Public Works issued a report stating that the existing systems were functioning satisfactorily. If sewers were to be mandated as a result of increased densities beyond those allowed by the Plan, these new facilities would cost approximately $6.7 million in 1980 dollars.

Tbe "Acton village" area is located along Crown Valley Road generally between the Acton School on the north and 9th Street on the south. In 1980, Acton was home to about 1,300 people. It is designated as "Commercial" and "Orban 1" indicating its suitability for commercial uses and residential densities as high as 3.3 dwelling units per acre. Additional areas south and east of the "Village" are designated for Industrial uses. In addition to these Commercial and Industrial areas, there are other areas along the Antelope Valley Preeway, Soledad Canyon Road and -SierrCjl Highway which are also similarly designated. Many of these areas feature an "Early California" or "Ranch Style" architecture. All future development of commercial and industrial lands in Acton should continue to reflect these features. The Industrial areas should be developed to community oriented, light commercial or industrial uses. All advertising signs should be limited to a maximum height of 3S feet.

The other areas of Act·on are slated to remain rural in character. Areas adjacent to Crown Valley Road, Sierra Highway, Soledad canyon Road, and Santiago Road are designated for a maximum density of 1 dwelling unit. per acre while the remaining areas are classified a~ suitable for 1 awelling unit per 2 acre maximum densities. Clustering of densities or transfers of.density on a property will be encouraged when, as a result of topographic or geologic considerations, such actions will result in reduced grading or service impacts and a better project design. However, the minimum parcel size in these areas should not be less than one acre in size, except in unusual circumstances.

In keeping with Acton's rural setting, all futu re development shall be limited to a maximum height of two stories, except for the necessary appurtenances, such as roof antennae, air conditioning units, chimneys, solar panels and other similar acces-
sories.

Residential use of commercially designated properties shall be permitted, but shall be .1imited to a maximum of 3.3 dwelling units per acre within the Village and 1 dwelling unit per acre elsewhere in Acton.

As part of~the overall rural nature of the community, all local streets and roads--except those found in the "Village" area and the adjacent Industrial areas--sha11 be, subject to applicable Fire Department access requirements, limited to a maximum paved width of 28 feet with appropriate graded or paved inverted shoulders. Curbs, gutters and sidewalks will not be required in Acton if an acceptable· alternative can be developed to the satisfaction of the Director of the public Works Department to separate vehicular and pedestrian traffic.

In addition to the above issues, the communi ty is concerned. about the rate of growth of Acton and, in particu1ar~ its impact upon schools, roads, utilities and other services. The Plan "calls for a slow, planned, well controlled g~owth rate to reduce adverse impacts. It is expected that future growth will require special assessments to be levied on new development to generate the needed revenues which would allow for expansion of the local schools and other public infrastructure.

Implementation of these standards will require the formulation of a Community Standards District to create the necessary development controls· in . order to assure that Acton retains its rura1~ low density characteristics.

ANTELOPE ACRES

In 1984, Antelope Acres had about 725 resrdents who resided in the area centered around the intersection of Ave~ E-8 and 90th Street West in the western Antelope valley. The area consists of a series of larger parcels which are either homesitesor ranchsites. The Plan recognizes this lifestyle. The entire area is generally designated as "Non-Orban 1" ·and is within an "Agricultural opportunity Area." Areas adjacent to the Ave. E-8/90th Street West intersection are designated as "Commercia1" to recogni"ze the existing uses and to provide for moder-ate expansion of the locally oriented commercial services.

CRYS'.rALAIU'*

'.rhe rural community of crysta1aire is located at the foot of the San Gabriel Mountains between Llano and valyermo east of valyermo Road. Past subdivision activity has resulted in about 400 half-acre and· one acre lots. Development is centered around the Crystalaire Country Club (currently about 90 dwelling units on half-acre lots) and is supplemented by an 86 unit mobile home park located approximately one mile northeast of

'*A Designated Rural Community (see page IV-l3).

the community core. Also, northeast of the community core is a small airport. Finally, sporadic residential development has occurred, predominantly on acre lots in the northern part of the community. The community was home to approximately 400 pe-ople in 1984.

The Plan for Crysta1aire calls for approximately 280 acres of "Urban 1" designation immediately surrounding the Country Club and "Non-urban 2" and "Non-urban 1" designations in increasingly outlying areas in recognition of the existing pattern of development.

EL DORADO

E1 Dorado, located on both sides of the Antelope valley Freeway between Avenues Nand 0, is another of the communities seeking to protect its existing rural character. The Land Use Policy Map, accordingly, designates El Dorado as "Non-urban 1" which limits development to a maximum density. of one dwelling unit per two acres in recognition of the existing development pattern. Portions of the area are under the flight pattern for aircraft departing from USAF Plant 42 and are subject to high noise levels and increased accident potential.

E1 Dorado is to remain a rural area with a private interior street system. It is intended that, subject to applicable Fire Department access requirements, all future interior local street improvements be limited to a maximum paved width of 28 feet with appropriate graded shoulders. Curbs, gutters, street lights and walks should not be' requixed in the interior streets.

The area fronting on 10th Street West south of Avenue N-8 is designated as "Industrial" and is intended for industrial or major commercial uses. These areas require buffering from neighboring residential areas. Consequently, the construction of decorative walls along the property lines between the residential areas and the commercial/industrial areas shall be required of future developments.

Finally, many El Dorado residents own horses and other farm animals and participate in various agricultural activities: the Plan recognizes and supports these activities.

GORMAN *

Gorman is a small community of approximately 60 acres located along the Golden State Freeway in the extreme northwestern corner of the County. While only a few people live in Gorman on a full-time basis, the communi ty provides necessary services to the motoring public along the Freeway. At any one time as many as 200 people (employees and motel patrons) may spend

*A Designated Rural Community (see page IV-13).

the night in the community. The Hungry valley State Recreation Area is immediately south of the community and will serve as an impetus for the future expansion of the community. Gorman is located within the Alquist-priolo Seismic Study Area.

The Plan anticipates that Gorman will continue to fill its role of providing s uppo r t; services to the visi t-ing public. Areas surrounding the freeway off-ramp· are designated as "Commercial. n other adjacent areas, however, are designated for very low density urban development consistent with the capacities of the water and sewer systems. Remaining areas are shown in a very low density rural category.

GREEN VALLEY*

The community of Green valley is a secluded National Forest inholding located along San Francisquito canyon Road approximately 2 miles south of Elizabeth Lake Road. Most subdivision activity in the community took place in the 1920's, resulting in the creation of about 1,800 five-thousand square-foot lots. However, several hundred of these lots may not be buildable due to sewage· disposal problems. For this reason, combining of lots for development purposes is anticipated. As of 1984, the community was home· to approximately 850 persons in approximately 310 dwelling units. The Plan. for Green valley· calls for protection of the existing development pattern. Commercial designations in the community recognize: the existing small. scale, local service uses appropri vate to a rural community. Any additional future commercial uses in Green valley should also be of this nature •

. JUNIPER HILLS

Juniper Hills is a sparsely populated community situated in the foothills south of Littlerock and Pearblossom. It is another of the areas designated for very low density rural development in recognition of its existing rural residential character. Within Juniper Hills, establishment or retention of commercial or industrial uses is discouraged.

subject to applicabIe Fire Department regulations, future local streets should be limited to a maximum dedicated width of 40 feet, and a maximum paved width of 24 feet (exclusive of needed slope easements). However, within 50 feet of the centerline of such streets, no new structure shall be built, atid within 30 feet of centerline of such streets, no obstruction, including fences and vegetation, shall be permitted which would interfere with a driver's vision between street traff·ic and adjoining driveway traffic.

LAKE HUGHES-ELIZABETH LAKE*

Lake Hughes and Elizabeth Lake are two neighboring but related communities located in the narrow rift valley separating Portal Ridge and the San Gabriel Mountains in the western portion of

*A Designated Rural Community (see page IV-13).

the Antelope valley study area. The San Andreas Fault Zone traverses the area and is responsible for the formation of the valley and the two lakes from which the communities are named. Subdivision activity, extending from the 1920's to early 1960's, has resulted in the existence of many hundreds of parcels ranging in size from 3,000 square feet to 7,500 square feet. Curren~ (1984) estimates are that only approximately 350 dwelling units have been constructed in the area.

Because of its location within the seismic hazard area, coupled with existing water quality problems, the Plan designates virtually the entire area between Fairmount Reservoir Road on the west and a point east of San Francisquito Canyon Road on the east as sui table for rural residential densities (maximum: 1 dwelling unit per acre). Existing commercial areas are also recognized on the Plan. In response to the wishes of local residents, it is the intent of the plan that the commercial areas be rezoned from *C-3* (Onlimi ted Commercial) to C-3-CRS (Onlimited Commercial-Commercial Reside~tial Zone) to allow for the use of commercially zoned lands for single family residential use without the need for a Conditional Use Permit. However, properties zoned *C-3* or C-3-CRS shall not be used for multi-family residential uses in excess of 1 dwelling ~nit per acre, nor shall any structure exceed a height of 2 stories.

LAKE LOS ANGELES

Lake Los Angele~, a community of 2,400 persons (1984 estimate), is located among the picturesque buttes of the eastern Antelope val~ey. Subdivision activity in the mid-1960's created 4,500 lots ranging in siz~ from ~alf-acre to one. acre. The "Orban 1" and "Non-Orban 2" designations in this vicinity recognize the large lot character of the community • The lack of sewers in conjunction with the present subdi vision pattern make higher densities inappropriate. The Plan calls for commercial services, mainly at. Avenue O and 170th Street East, and provides a "Non-Orban 1" designation in outlying areas where larger lots predominate. Lovejoy Buttes, a focal point immediately west of the community core, are designated as a "Significant Ecologi-'cal Area", because of their' biotic importance as a source of animal and plant diversity in the valley.

LEORA VALLEY*

Le"ona Valley is nestled in the "rift valley" between Portal Ridge and the San Gabriel Mountains east of the Lake Hughes Elizabeth Lake communitie~. The entire community is designated Non-Orban 1, permitting a minimum lot size of two-acres. A commercial designation allowing for the recognition of existing businesses and for minor expansion is shown for the intersection of Elizabeth Lake Road and 90th Street West. As of 1984, about 1,500 persons resided in Leona valley.

*A O.signated Rural Community (see page IV-13)

In an effort to protect the rural character of Leona valley, curbs, gutters and sidewalks should not be required if a suita-
'b1e alternative can be developed to the satisfaction of the Department of public Works. Future local street improvements shou Ld be 1imi ted to a maximum paved width of 24,' feet (not including shoulders). Street' lights should be shielded to reflect away from adjacent residences.

Since many of the residents maintain horses and other farm animals, there is a strong desire to retain this lifestyle. The community may seeks to establish an Equestrian District (or some other similar district) and a Community Trail System Plan in the future to protect and reinforce this lifestyle.

"

LITTLEROCK *

Littlerock, with its 1984 population of approximately 1,800, is the largest of the rural communi ties in the valley. 1 t is located adjacent t'o Little Rock Creek on both sides of Pearblossom Bighway and is a mixed community of orchards and homesites. In recognition of both the existing subdivision pattern as well as the lack of a public sewerage system, the residential areas of Littlerock have been designated as "Non-Urban 2" and sui table for a maximum densi ty of one dwelling unit per acre. No residential structure (excepting appurtenances such as roof antennae, air conditioning units, etc.) should exceed a height of 35 feet. Many residents of Littlerock own horses or other farm animals. The Plan recognizes and supports these' act'ivities. '

The frontages along Pearblossom B;ghway have been designated as ei ther "Commercial" or "Industrial" in recognition of their role in providing community or highway oriented services. H~ny of these structures reflect a "Western" style motif which the community finds desirable.' Future commercial and industrial uses should also reflect this theme.

The community desires that the future local street Pattern reflect the rural characteristics of the area. Consequently, with respe'ct to' local, streets, curbs, gutters and· sidewalks will not be required. Subject to applicable Fire Depar'tment requirements, street improvements should consist of 24 feet of paving with unpaved shoulders. Street lights should only be provided along important highways and at major intersections, and should be hooded to minimize the impact on adjacent residences.

PEARBLOSSOM*

Pearblossom is the most easterly of the Antelope valley communities located along Pearblossom Bighway, the major east-west

*A Designated Rural community (see page IV-l3).

highway through the valley. The community en joys a panaromic view of the desert in one direction and the San Gab~iel Mountains in the other direction. Despite some subdivision activity north of Pearblossom Highway, development has occurred almost exclusively sout~ of the Highway.

A business area along Pearblossom Highway serves both highwayoriented and locally serving commercial needs. subdivision activity has resulted in both half-acre and one acre lots south of Pearblossom Highway. The norban In designation in the community's core and the Non-urban designations in the outlying areas are in recognition of the existing subdivision pattern and reflect a desire to provide a variety of housing opportunities to prospective residents while preserving a rural community flavor. The community in 1984 consisted of about 1,000
residen-ts. . ~

QUARTZ BILL

Quartz Bill *is* the largest of the unincorporated communities in the Antelope Valley with a 1984 population of approximately 9,600 residents. At the core of the community along 50th Street West is found the community's commercial center. Behind this commercial frontage along the interior streets, there exists a mixture of apartments and single family residences. Scattered througho-ut the community are other commercial and multiple residential land uses including a mobi1ehome park, Mayflower Gardens--a facility. housing senior citizens, and the dormant Quartz Hill Airport. However, the predominant land use pattern in the community is suburban single family homes. Typical parcel sizes range fro~ 10,000· square feet to one acre and larger.

The community has expressed a strong desire to retain the semirural flavor of the area and to resist the addition of the undesirable urban impacts of future growth. consequently, while the plan provides for a wide ~variety of housing opportunities ranging from apartment living to rural ranches and farms, the overall goal *is* the retention, and indeed the enhancement, of the rural f1avol: of the community. Consequently, it is proposed that a. Community Standards District be crea"ted for" the area to implement many of the following policies.

The existing commercial areas and industrial areas in Quartz Bill are recognized in the Plan. Future development in these areas should be controlled to blend into the community and to support the needs of the community. For example, future development in the commercial or industrial areas should,be limited to locally serving commercial or industrial uses and should not be devoted to non-commercial uses such as apartments or other residential uses. New development in these areas should be in keeping with an nEarly Californiatt or ttEarly Western[tt] motif. Off-site outdoor advertising signs should be prohibited.

The identified urban residential areas should also be closely controlled to insure retention of the existing semi-rural communi ty character. Future development on vacant lands wi thin the existing urban areas should be consistent with the prevailing density patterns in the immediate area (with the exception of those developments which involve affordable hous~ng--in
which case density bonuses may be allowed).

Areas designated as "Orban 3-D" on the Land Ose policy Map shall be limited to a maximum density of 10 dwelling units per acre (except as noted below) and shall be subject to a two story height limit. Since many of these areas consist of
long, narrow parcels which have the effect of limiting design options, density incentives (beyond the baseline of 10 units per acre described above) may be allowed if parcels are combined resulting in an improved utilization of space and an improved design. Future construction of multiple unit structures should also be of a style which resembles single family homes in that they should utilize sloping roofs and eaves, concealed parking (including garage doors when necessary), and extensive landscaping. The second story of a two-story building should be set back from the front of the structure to reduce the visual impact of the structure from the street. Parking for multiple unit structures shall be provided in the ratio of two covered spaces per unit and an additional 1/4 space per unit uncovered for guests. No open parking shall be permitted in front ·of the' structures. When these conditions can be ~et (including the combining of long, narrow parcels where they are found to exist), a development proposal shall be eligible for a maximum of 15 dwelling units per acre.

The areas designated as "Orban 2" and "Orban 2-D" are intended to be developed to moderate density single family or multiple family residential uses. Areas identified as "Orban 2-D" shall Qe limited to a maximum density of '4 units per acre (except as noted below). Many of these areas are characterized by long narrow lots while others consist of large vacant acreage. As with the other residential areas of Quartz Bill, the Plan pro~otes the use of design techniques to recognize the semi-rural nature of the community and' to maximize the util"ization of space. Multiple unit structures ,should be designed to resemble single-family residences (see above) and should be limited to a maximum. of two stories in height (exclusive of roof appurtenances). Where long narrow parcels are found, they should be combined to result in an improved utilization of space and an improved design. To encourage superior design, density incentives (of up to 2.6 additional units per acre for a maximum of 6.6 units per acre) may be allowed if it can be found that a development proposal a~equately addresses the appropriate de.sign standards listed in this discussion.

The remaining urban areas ar-e designated as' either "Urban 1" or "Urban 1-1/2". These areas are intended for development at semi-rural densities consistent with the established community

character. "Orban 1" areas will be limited to residential developments not exceeding 3.3 units per gross acre. The "Orban 1-1/2" areas will be limited to residential developments not exceeding 2 units per acre.

Finally, to' reinforce the existing community, all residential developments should recognize other existing or desired characteristics. All future residential development in the "O-2-D", "U-l tt and "U-l-l/2" designated areas should be set back from the front property line a minimum of 30 feet. The community opposes the use of continuous block walls around new subdivisions because these walls tend to fractionalize and fragment the various parts of the community. New developments should be designed to minimize the use of such walls through alternative design techniques such as, for example, the use of service roads adjacent to Major or Secondary Highways. Creation of parcels having frontage on two separate streets should be avoided whenever possible.

Many of the residents either own or are associated with horses or other farm animals and there is a strong desire to retain this lifestyle. In future years, the community leadership may seek the formation of an Equestrian District (or some other similar District) for all, or a portion of, the community to protect and reinforce this lifestyle. In addition, trails and arenas are a needed and important aspect of the community and the communi ty leadership should take the necessary. steps to develop proposals to implement a Trails System Plan.

To further reinforce' the prevailing community character, future local street improvements 'should be limited to the necessary paving and street drainage structures. Curbs, gutters and sidewalks should not be required in the "0-2" and "U~l" areas unless it is found that. they are needed for safety or drainage purposes. Certain highways, such as Avenue M and 50t.h St.reet. West., should be'reviewed as t.o t.heir st.atus in the Highway Plan and redesignated to a lesser standard if appropriate.

Another item of importance concerns the lack of defined natural wat.ercourses or ~ developed flood control system to adequately convey storm runoff safely through the community.. The community is located on s.everal alluvial fans that have been create~ by the natural drainages off the north face of the Portal Ridge. consequently, storm runoff follows t.he major northsouth streets resulting in. flooded streets during even minor storm events and increased flood hazards to property adjacent to these streets. In the interim, until the regional flood control system identified on the Antelope valley Comprehensive Plan of Flood Control and water Conservation is in place, new urban and commercial-type development encompassing 5 acres or more will be required to make provisions for the increas.e of storm runoff caused by the developement. These provisions could include detention or retention basins within the site depending upon site-specific conditions. Additionally, all de-

velopment must be shown to be free of the hazard of inundation from storm runoff without increasing the hazard to adjacent properties.

Finally, the existing semi-rural character of the community, in part, results from the use of native plants in the landscaping of many properties. In particular, the Joshua and Juniper Trees have come to sYmbolize the special character of - this area. As additional development occurs, many of these trees will be removed. If left unregulated, the potential is that very few will 'be left standing. Consequently, it is intended that, as part of the Community Standards District, controls will be exerted to - protect these trees - against unnecessary destruction.

SON VILLAGE*

Sun Village is a community of about 1,400 persons *(1984* estimate) located just east of Little Rock Wash and north of the community of Littlerock. The Plan designates the central business area in the vicinity of 90th Street East and Palmdale Boulevard as "Commercial".

The remainder of the community has been subdivided into oneacre lots. The "Non-Orban 2" designation recognizes the existing subdivision pattern while retaining the rural character of the community. Little Ro<;:k Wash to the west has been designated a "Significant Ecological Area" to - preserve it as a source of plant and animal diversity for the east valley desert floor.

WESTSIDE PARK

Westside Park is located, along both sides of the Antelope Valley Freeway between Avenue 0 and Avenue 0-12 just to the south of the community of El Dorado. Like £1 Dorado, it is an area which has been developed to predominantly 2 *1/2* acre homesites. Horses and other ranch animals play an important role· in the community lifestyle. consequently ,the Plan designates the area as "Non-Orban 1" -and suitable for a maximum density of 1 dwelling unit per ***i*** acres. Many of the residents within Westside Park desire to maintain "home occupations" at their residence and the community has indicated that this is desirable. Consequently, it is intended that a Community Standards District will be created to provide for "home occupations."

Like many of the other rural Villages, Westside Park is an area that does not require extensive street improvements. Subject
-to applicable Fire Department regulations, future local streets should be limited to a maximum dedicated width of 40 feet and a maximum paved width of 24 feet' (not including shoulders). However, within SO feet of the centerline of such streets, no

*ADes1gna€ed Rural Community (see page IV-13).

new structure shall be built, and within 30 feet of the centerline of such streets, no obstruction, including fences and vegetation, shall be permitted which would interfere with a dri ver' s vision between street traffic and adjoining driveway traffic. Curbs, gutters, and sidewalks will not be r~quired it a suitable alternative can 'be developed to the satisfaction of the Director of public Works. Street lighting should be shielded to reflect away from adjacent residences.

Finally, properties along 11th Street West abut other properties within the City of Palmdale designated for industrial use. Attracti ve block walls should be required of new developers along the common property lines to buffer the existing residences from the new industrial use.

WHITE PENCE FARMS

Recent growth in 'the Antelope valley has raised concerns of the residents and property owners of White Fence Farms, leading the community to voice strong support of maintaining the rural character of the area.

Of greatest concern to the community are the questions of parcel size and density, and future service systems. Residents and landowners both overwhelmingly support maintaining the current subdivision pattern, which is predominately ~omposed of 2 to 3 acre parcels. For this reason, the entire community is designated Noli-urban 1 (with.a minimum "lot, size of two acres to be permitted).

The community supports self help. The community maintains its own mutual water company, and wishes to retain its own private interior street system. Subject to applicable Fire Department access requirements, all future street improvements are to be limited to a maximum w~e;tth of 28 feet with appropriate graded shoulders. Curbs, gutters, and sidewalks will not be required, if acceptable alternatives can be developed. Perimeter highways around the community shall continue to be developed to the County Highway Plan standards. Street lighting where prOVided, shall be -hooded to reflect light away from adjacent homes. -,

Many community residents haved chosen this rural lifestyle specifically to keep horses and other farm animals on their property. The current lot density enables younger members of the community to participate in 4-H and F.F.A. projects. These projects encourage young people to channel their energies in positi ve directions. The community wholeheartedly endorses these goals and objectives.

Finally, the community endorses the rights of residents to pursue hobbies, home occupations, etc. that reflect and main';" tain the rural and independent lifestyles of the residents of White Pence Farms.

WRIGHTWOOD*

wrightwood, a privately owned inholding within Angeles National Forest, is located in a long narrow rift valley formed by the San Andreas Fault Zone in the sou theastern Antelope valley. While the major. portion of the Wrightwood community is located within San Bernardino County, a small largely undeveloped area extends into Los Angeles County. In addition to these residential areas, there are two major skiing areas in the nearby mountains.

The Plan designates the flatland areas as "Urban 2" in recognition of the proximity to the existing community and the nearby ski areas. The remainder of the areas are recognized as private inholdings within the National Forest and suitable for rural residential or appropriate recreational uses.

policies Pertaining To Designated Rural Communities

Many of the communities listed above are designated as Rural communities. As such, they are not expected, in most instances, to exper ience signif icant growth by the year 2000. Where further development does occur, it should be of an "infill" nature, consistent with the existing community character and service levels, and in no event should it exceed the densities specified on the Antelope valley Areaw.ide General Plan Land Use policy Map. Rural Communities are defined and general
.conditions for development are enumerated in the Land Use Element of the Countywide Chapters and Elements of the County General Plan. Future development of Rural Communities shall occur in a manner consistent with these provisions as well as with other pr~visions contained within the Antelope valley Areawide Gerieral Plan.

*A Designated Rural Community (see page IV-13).

CHAPTER V. Policy Statements

For the Antelope valley, it shall be the policy of the County of Los Angeles to:

LAND USE

Accommodation of Projected Land Use and Urban Growth

1. Accommodate year 2000 population and land use demand as projected for the Antelope Valley, designating sufficient area for appropriate use and a "reasonable" excess to provide adequate flexibility.

2. Closely monitor growth in the Antelope valley to maintain a balance between development and the capacity of the environmental, economic, and manmade or social systems.

3. Provide for development which is consistent with the Plan, and encourage other governmental and private agencies to do the same.

Pattern of Population and Land Use Distribution

4. Accommodate population and land use growth in a "centralized", ra~her than a uniformally "dispersed" pattern, providing for a broad range of densities and types of uses. Higher density and intensity uses will be structured at" the "core" or "cores" of the community around which lower intensi ty uses will be grouped. Lowest density uses should be located at the periphery of the community.

5. Assign priorities for future land use growth in the Antelope valley considering the following criteria:

   a. Hazards or constraints of natural environmental systems on land use;

   b. Sensitivities of natural environmental systems; and

   c. Constr.aints of man-made systems.

6. Encourage growth in and adjacent to existing urban, suburban, and rural communities.

7. Maintain a general plan amendment procedure to permit "new communities" in or outside of existing communities, with proper consideration of environmental sensitivities and hazards, absorption of all appropriate costs by the developer, and evidence of overall community benefit.

8. Encourage a mix of housing types in the pr imary urban areas.

9. Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credi t on a project site when health and .safety would not be negatively impacted.

10. Allow for density transfer (the rearrangement of allowed residential units among various' land use classifications on a project site) as a means for attaining plan goals such as the preservation of hillsides, promotion of superior design, and allow~ ance of flexibility to respond to changing housing needs.

11. Promote and enhance a rural community character in designated rural areas.

Costs of population and Orban Growth

12. Relate costs of population and urban growth to those who benefit. Consequently, those costs which only benef-it a particular developer .er resident should be borne 'by that individual, while costs beneficial to' a greater segment of the overall community should be borne by that group.

Environmental Hazards and Constraints

13. In the-areas· deemed significantly hazardous to the health and welfare of the' public, limit future· development unless appropriate corrective measures can be implemented.

14. Designate appropriate areas of steeper slope (exceeding 25 percent) as "Hillside Management Areas".

15. Designate areas of the 100-year flood as delineated on mapping. provided by the Federal Emergency Man-agement Agency· of the Federal Insurance Administration or areas mapped by the Department of Public Works as "Flood Plain Management Area·.

16. Designate areas within the Alquist-priolo Seismic Special Studies Zone and other identified seismic areas as "Seismic Safety Management Areas". Provide for special development standards in these areas.

*Effective date-December 1980 (Zones A, AO, AR, Al to 30 and 99).

17. In urban areas, institute measures to mitigate the impacts of envi ronmental hazards, as feasible, to facilitate infilling development consistent with the attainment of community goals and ,with the maintenance of- public health and wel£are.

Environmental Sensitivities

18. Direct future growth away from areas exhibiting high environmental sensitivity to land use development unless appropriate mitigating measures can be implemented.

19. Minimize disruption and degradation of the environment as land use development occurs, integrating land uses so that they are compatible with natural environmental systems.

20. Prohibit expansion of urban uses into areas of rare and endangered species.

21. Designate significant plant and wildlife habitats in the Antelope valley as "Significant Ecological Areas" (S.E.A. IS) and establish appropriate measures for their protection.

a. Encourage, federal, state and county funding for acquisition of appropriate areas within Signifi-cant Ecological Area designations. High priority acqUisitions would include the habitat of'the Unarmored Threespine Stickleback in the 'Santa Clara'River S.E.A.: expansion of the California poppy Sanctuary in the Fairmount/Antelope But,tes S.E.A.: the steeper butte areas in the eastern Antelope valley:' and ripariari areas of Little Rock Wash; Big Rock Wash, portal Ridge-Liebre Mountain and Tehachapi Foothills S.E.A.'s.

b. Encourage public agencies, and particularly the Bureau of Land Management, to retain present ho~dings in or contiguous to S.E.A.lsin the Antelope Valley.

c. As an alternative to b. above, acquisition and maintenance of lands which are located in Ecological Areas. consider. the BLM

d. Encourage the County Department "excess" of parks and Recreation to Significant retain' designated "excess" County lands which are located within Significant Ecological Areas.

22. Minimize environmental degradation by enforcing controls on sources of pollutants (including visual pollution) and noise.

23. Protect underground water supplies by enforcing controls on sources of pollutants. .

Fragmented Land Parcelization and Ownership

24. Provide incentives in urban areas to encourage owners of small parcels to develop or participate with others in assembling larger units of, sufficient economic viability.

Land Use Compatibility

2S. Designate all areas within a projected year 2000 'annual CNEL * contour of 60 dB for airports, highways projected for heavy use, freeways, railroads, and rapid transit lines as "Noise Impact Management Areas". Within these areas State mandated noise reduction requirements will be implemented.

26. Encourage an appropriate mix of land use types 'to prevent disharmony and degradation. Residential, commercial, employment, recreational and cultural uses should be integrated using appropriate buffering' tech~iques to create a cohesive community.

27. Pursue, in freeway and railroad noise zones, the "implementation of ~oise abatement techniques (e.g., buffers, sound insulation, limited operation etc.) for protection of existing noise-sensitive us~s.

Agricultural Lands

28. Within designated "Agricultural opportunity Areas," carefully evaluate extension of urban and suburban uses (outside the urban areas and the rural communities), for ·its impact on adjacent agricultural operations.

Adequacy of Public Services

29. Encourage development of services to meet the needs of Antelope valley residents including health, education, welfare, police and fire, governmental operations, recreation, cultural, and utility services. Such services ~hould be expanded at a rate commensurate with population growth.

*Community Noise Equivalent Level (See Page VI-lS).

Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas with branches located in outlying communities. When the population base in a communi ty is too small to support a f.acili ty, a common facility to be shared by a number of small communities should be established at a central point.

30. Locate public services so that they are easily accessible to the public.

31. Encourage joint use of school playgrounds for community recreation.

Recycling and Regeneration of Land Uses

32. Encourage recycling and revitalization of deteriorating urban areas by pursuing appropriate demolition, rebuilding and/or rehabilitation.

33. Encourage maintenance, conservation, and rehabilitation to prevent community deterioration.

34. pursue, with 'the assistance of various public agencies, the provision of those public ~acilities deemed necessary for the continued strength of the community in revitalization areas •

Impact of Transportation' on Future ,Land Use Patterns and Provision of Adequate Transportation' Systems "

35. Minimize travel time by centralizing community facilities, intensifying land use densities, minimizing'outward expansion, and establishing centralized shopping and industrial facilities.

36. Encourage development of access throughout the Antelope 'valley.

a. As development occurs in each community, appropriate links should be provided from residential ar eas to major destination points (e.g., emploYment, shopping, public facilities and services, recreation and entertainment> • As an option to the automo-' bile, public transportation within each community will be encouraged.

b. Support public transportation from outlying C9mJDunities to urban area services and functions as feasible. Emphasis will be placed on service to those of highes~ need

(e.g., the low-income and elderly who are dependent on public services).

37. Encourage development of transportation systems consistent with the Plan as demand occurs. su ch : systems should not be utilized· as stimulus for growth.

38. Encourage the development of a public transportation system to meet resident requirements for access to public and private service, employment, and activity centers consistent with demand.

Resource Conservation

39 •. Ensure conservation of natural resources through the establishment of public programs to encourage continued agricultural production and to control energy consumption, mineral extraction, groundwater recharge, construction, and other public and pr ivate activities which affect the future availability and quality of such resources.

40. Encourage efficient utilization of resources in the allocation of land to various uses, and incorporate energy conservation measures into the design and implementation of public and private pro~ects.

Community Identity

41. ge development of distinct neighborhoods. Residents' should be able to identify themselves .as a part of a specific neighborhood or community within the greater Antelope valley.

42. Encourage appropriate aesthetic (landscaping, sign-age, street furniture, design themes, etc.) measures so that each community can be clearly distinguished from their neighbors.

Enco ul:a

Lifestyle options

43. Promote and support efforts by public and private agencies and citizen groups to provide the opportunity for a choice of living, working, recreational, and cultural pursuits for all ages, incomes and ethnic groups. This choice should include a vari~ ety of housing densities, types, prices, rents, configurations, and sizes; employment opportunities (commerce, manufacturing, sales, professional, etc.); recreational activities (parks, theatres, indoor sports, amusement parks, bikepaths, equestrian trails, etc.); and cultural facilities (museums, libraries, schools, etc.).

Equal opportunity

44. Promote and support efforts by public and private agencies and citizen groups to provide all residents with the opportuni ty to satisfy their needs for housing, employment, and physical and social services.

Implementation and Enforcement of the General Plan·

45. Require adherence to the policies and programs of the General P Ian Elements. proposed amendments which appear to deviate from the plan's intent must be carefully weighed for appropriateness and impact. plan flexibility is encouraged as a means of accommodating changing demands and lifestyles and inducing innovation for the benefit of the ·community. However, the Plan should not be flexible to the point that it has no real significance or control. It should be utilized as an active and persuasive tool in guiding the community's future.

HOOSING

cost of Housing

46. Review government procedures to determine ways in which· they can be altered t·o reduce development permit processing time and reduce the cost of housing.

47. Actively pursue the reduction of property taxes on homes.

Affordable Housing

48. Promote and support efforts by public and priate agencies and citizen groups to provide sufficient housing in all price ranges to enable persons em.ployed in a community to obtain housing in that community.

49. Promote and support efforts by public and private agencies and citizen groups to eliminate unreasonable obstacles to the supply of low and moderatecost housing.

50. Promote the revision of government codes and ordinances to allow flexibility in meeting specialized group needs (e.g., needs of the elderly).

51. Promote and support efforts by public and private agencies and citizen groups to provide equal opportunity for low- and moderate-income persons and minority group members to occupy suitable housing.

52. Encourage the development of socially and economically diverse communities.

53. continue to seek available federal and state funds to improve the supply of low-cost housing through active intergovernmental and interagency cooperation.

54. Promote and support efforts by public and private agencies and citizen groups to eliminate discrimination in the sale and rental of housing.

55. provide for, and encourage the use of incentives including "fast tracking" (priority processing) and density bonuses, among others, for projects which include low/moderate income housing.

Mobile Somes

56. Encourage the development of standards to ensure compatibility of individual mobile homes; mobile home parks and mobile home subdivisions with surrounding development.

57. Permit the development of mobilehome parks and subdivisions in suitable locations in residential zones subject to appropriate standards and conditions, and exclude them from industrial areas.

COMMUNITY REVITALIZATION

Housing Quality

58. Promote programs for rehabilitation of deteriorating housing units by making grants as sufficient funding available community development becomes available.

59. Encourage rehabilitation and maintenance of housing by providing financial incentives.

preservation of Older Commercial and Residential Areas

60. Provide for increasing residential densities near older "strip" commercial areas as major commercial centers develop to encourage economic maintenance and revitalization of the older commercial areas.

61. provide residents or businesses in areas of redevelopment .with the opportunity to relocate .in the same or similar areas.

COMMUNITY DESIGN

compatibility and Proximity of Urban Activities

62. Mitigate where possible undesirable impacts of adjacent land uses (i.e., noise interruption, visual intrusion, and airborne emissions) through utilization of appropriate buffers, building codes and standards.

Relationship of Urban and Natural Environments

63. carefully integrate physical land use development into the natural environmental setting (e.g., hillside development 'should respect natural contours, rather than utilizating massive ,grading to reshape the site).

64. Include pedestrian facilities and bikeways when feasible on existing roadways that have sufficient right-of-way.

Physical APpearances/community Image

65. Encourage the locating' of new power distribution networks,. communication lines', and other service network facilities un~erground in urban areas. Transmission lines should be located underground where feasible.

66. Maintain a long-ranga program for the underground relocation of overhead power distribution facilities, telephone lines and other utility services in urban areas.

67. Implement design criteria for on- and off-premise signs and billboards in the Antelope valley.

68. Identify and use landmarks, topographic features and Dther dominant physical characteristics of each community as a focus for developing a community image.

69. protect significant vegetation such as the Joshua Tree.

70. Encourage planting of street· trees in urban portions of the Antelope valley.

HOMAN RESOURCES

Employment Diversification

71. Encourage and support local efforts to attract . new industry' to the Antelope valley. .While the aero-space and other government related industries should continue to remain as major employment generators, emphasis should also be given to attracting other types of employers.

Equal opportunity

72. Acti vely support and promote equal employment all opportunities for residents of the Antelope valley.

73 •. Actively encourage and promote the vide for all segments adequate housing program to proof population.

75. Encourage major emp'loyers in the valley to initiate -job training programs for unemployed residents of the valley •.

Educational Quality

76. Assist local educational systems in locating additional funding sources to aid them in better meeting the needs of the valley.

Handicapped Persons

77. Encourage the provision of suitable housing and transportation facilities for physically and/or mentally handicapped persons in all of the urbanized areas of the valley.

78. Support programs aimed at providing a wide range of recreational, educational and employment opportunities for handicapped persons.

CIRctJLATION

General

The Highway Plan Map' illustrates the recommended Circulation Plan for the Antelope valley (Refer to the back envelope for a copy of the map).

79. Maintain the Highway Plan in force for future right-of-way protection and roadway improvements as required by the Zoning and Subdivision Ordinances of Los Angeles County. The Highway Plan is intended to identify anticipated needs to the year 2000.

80. Impl ement roadway improvements coincidental actual land use development and increasing fie. with traf-

81. Periodically review future traffic projections as actual land use changes occur. '

82. Encourage development of access throughout the Antelope valley.

a. As development occurs in each community, appropriate links should be prOVided from residential areas to major destination points (e.g., employment, shopping, public facilities and serVices, recreation and entertainment). As an option to the automobile, pUblic transporta~ion, within each community will be encouraged. .

b. Support public transportation from outly-
. ing', low-density communi ties to urban area services and functions as feasible. Emphasis will be placed on service to those of highest need (e.g., the low-income and elderly .who -are dependent on public services).

83. Encourage development of transportation systems as demand occurs. Such systems should not be utilized as a stimulus for growth.

84. Periodically update the Bighway Plan in cooperati~n with the citizens of the County.

85. Provide for a continuous public input process utilizing existing citizen advisory groups concerned with valley circulation problems.

Rural Circulation

86. Implement an arterial network that will adequately serve the rural farm-to-market, recreational, emergency, and ~irculation needs of Antelope valley rura~ areas.

Many of the roads that currently serve these rural functions appear to be adequate for future needs. Those roads shown as arterials will continue to be monitored through the systematic counting programs of the Los Angeles County Department of Public Works.

87. Establish a "Collector Street System" along rural section and quarter-section lines of the Antelope valley which are not shown as major and secondary highways on the Highway Plan.

Inter-Urban Access

88. Encourage the State of california to improve the capacity of the Antelope valley Freeway only as traffic volumes dictate and not before airport growth trends have been established.

89. Encourage the construction of Routes 48 and 138.

90. Encourage the L. A •. City Department of Airports to ~evelop a detailed plan that will provide for interim and long-range passenger access to Palm-. dale International Airport. This plan should also consider rail passenger service to PIA from the Los Angeles Basin.

91 •. Encourage the construction of. a major access road to P.I.A. from the Antelope valley Freeway in the vicinity of Avenue P-8. In this respect, encourage exploration of possibilities for a freeway interchange at Avenue P-8 and the Antelope valley Freeway, and a grade-separated roadway spanning Sierra Highway and the adjacent railroad tracks.

Public Transportation

92. Conduct a public transit demonstration program in the Antelope valley. If viable, public transit programs such as service for transit dependent (e.g., poor, elderly, or young) and those who desire an alternative. to the private motor vehicle will then be considered.

Scenic .Highways

93. Implement the County Scenic Highways Element (as amended) in stages as funds become available.

Bikeways

94. Encourage the development of an inter-connected system of convenient bikeway routes and bikeway support facilities which interrelates with' other transportation modes throughout the Antelope valley.

95. Solicit and use all available sources of local, regional, state and federal funds to plan, acquire, c6nstruct and maintain bikeways an~bikeway support facilities in the Antelope valley.

96. Where feasible, use existing and abandoned publicly owned rights-of-way and designated scenic highways for bikeway systems.

97. Encourage safety considerations in the planning, construction and use of bikeways in the Antelope valley.

98. Support the Bikeway Plan routes for the Antelope Valley shown in the countywide Bikeway Plan as a preliminary plan.

99. Encourage citi~en participat10n in the planning, financing and development of bikeways in the Antelope Valley.

100. Encourage cooperation of law enforcement agencies to reserve Class 1 bik·eway facilities for the exclusive use of bicycles.

PUBLIC SERVICES AND FACILITIES

Water Supply and Distribution

101. Develop and use groundwater sources to their safe yield limits.

102. Use imported water, when available, to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas.

103. Encourage utilization of flood waters and reclaimed wastewater for groundwater recharge.

Liquid waste Disposal/Reclamation

104. Require a public or private sewerage system for land use densi ties which, if unsewered, would threaten nitrate pollution of groundwater, or where otherwise required by County regulations.

105. Prohibit continued use of septic tanks where a community sewerage system has been installed or if identified groundwater pollution or vector problems exist.

106. Require annexation of a developing area to an existing sanitation district where practical.

107. Continue to use land use planning and control as a tool in water Quality Management.

Flood Control

108. Permit the 'use of floodways for those recreational uses not involving structures or improvements (except checkdams) that could obstruct the natural flow of flood water.

109. Prohibit expansion of eXisting structures (other than check dams or other flood control' facilities) in floodways.

110. Require that all newly constructed residences and public facilities located in the flood fringe be ~uitably. flood~proofed.

Ill. Prepare an . Antelope valley Comprehensive Plan of Flood Control and Water Conservation to coordinate a regional drainage solution and provide for conservation of flood waters.

112. Identify alignments and other needed improvements on the Antelope valley Comprehensive Plan of F~ood Control and Water Conservation for 'future flood control and . water . conservation facilities in urban areas.

113. Identify planned flow paths and . groundwater recharge preserves on the Antelope valley Comprehensive Plan of Flood Control and Water Conservation for the primary water course and for conservation. of storm runoff in the rural areas.

114. As an interim policy, pending construction of regional drainage facilities, require installation of appropriate systems and facilities to retain the increase in storm runoff due to development on the project site or equivalent mitigating measures.

115. Encourage and support the formation of an Antelope Valley Flood Control District to include the entire Antelope valley drainage area.

Library Services

116. Support the development of libraries in population centers. Encourage the use of bookmobiles to service outlying rural communities.

Law Enforcement Services

117. Consider the feasibility of providing a detention facility in the Antelope valley.

Fire Protection Services

118. Expand fire stations commensurate with population growth.

Hospital Services

119. Encourage expansion of hospital services as required to accommodate increased population.

Recreational Services

120. Encourage the following actions for supplementing recreational services: educational grant funding for developing and' expanding school piaygrounds: volunteer development· and maintenance of County park sites with the cooperation
. of the County department of Parks and Recreation: and concessionaire development of County-owned park sites. .

GOVERNKEMAL SERVICES

121. Encourage the Regional Planning Commission to periodically . conduct public meetings in the Antelope valley to hear citizen views and concerns.

ENVIRONMENTAL RESOURCE MANAGEMENT

Rare and Unique Natural Areas

122. In order to promote and preser:ve biotic di versity in the Antelope valley and Los Angeles County, designate rare and unique plant and wildlife habitats in the Antelope valley as

"Significant Ecological Areas" (S.E.A. 's) and establish appropriate measures for their protection.

123. Preserve the Antelope Valley's S.E.A.s in as viable and natural a condition as possible, recognizing the resource values at stake and the constraints imposed by competing 'priorities and objectives.

124. Consider the addition of unique and rare habitat areas as "Significant Ecological Areas" when appropriate in the future, particularly when a new species is added to State or Federal "Rare, Threatened or Endangered" lists and the critical habitat for such a species has been defined.

125. Where a proposed discretionary application includes major riparian areas, assess the impact of the project on biotic resources and encourage project design which is sensitive to, and compatible with, the biotic resources present. Major riparian areas shall be defined as streamside or lakeside areas which provide major habitat for fish, wildlife or plants.

126. Establish an open space network to protect and preserve the ecological balance of unique and rare wildlife and plant communities. .

127. Consolidate urban development in well-defined growth centers to reduce' disruption of native plant and animal habitat and to prevent" degradation of significant ecological areas.

~28. As funding becomes available, g,i ve high priori ty .to the acquisition of areas possessing rare species and unique and rare biotic resources for preservation for scientific and nature study. High priority acquisition areas include the Santa Clara River (protection of Unarmored Threespine Stickleback): FaLrmount/Antelope Buttes (expansion of California Poppy Sanctuary): steeper butte areas in the eastern Antelope Valley: and riparian areas within" Littlerock Wash, Big Rock Wash, Portal Ridge-Liebre Mountain and Tehachapi Foothills S.E.A's.

129. Encourage clustering of structures for projects in S.E.A.'s to assure compatibility with the unique and rare resources present.

130. Designate the unique and rare biotic resources in the Mir·a Lama area (NE 1/4 of HE 1/4 of Section 15,· T7N, R 13W) a "Potential· Significant

Ecological Area" to be studied for possible a future inclusion as Significant Ecological Area.

131. Encourage citizen participation in the planning and designation of new Significant 'Ecological Areas in the Antelope valley.

Natural Resources

132. Restrict use of off-road vehicles to public lands already disrupted by such uses or to lands exhibiting low environmental sensitivity.

133. Protect the viability of surface water since it provides a habitat for fish and other wa.terrelated organisms, as well as being an important environmental component for land-based plants and animals.

134. Encourage uniform standards for grading practices on steep terrain, and carefully review projects involving major grading to ensure environmentally sound development practices.

135. Encourage development to utilize and" enhance natural topographic featu;es, thus establishing harmony between the natural and man-made environment.

136. Encourage clustering of residentia~ uses on the flatter lands within hilly and mountainous areas to minimize grading and to preserve the natural terrain.

137. Protect known archaeological and historical resources to the extent appropriate.

138. Require archaeological surface reconnaissance and "impact assessment by a qualified archaeo- '. logist for any significant development proposed on, or adjacent to, known archaeologic~l sites.

139. Require that negative impacts be mitigated where a development would adversely affect a known significant archaeological site. Adequacy of the proposed mitigation measures shall be determined by the public agency responsible for· project approval.

140. Promote air quality that . is compatible with health, well-being, and enjoyment of life. The pUblic nuisance, property and vegetative damage, and deterioration of aesthetic qualities that result from air pollution contaminants should be prevented to the greatest degree possible.

141. Prohibit the harvesting of Joshua or Juniper trees for fuel proposes or for transplantation out of their normal habitat area.

Managed Resource production

142. Encourage .the continued production of existing agricultural lands within the Antelope valley.

143. Within the identified "Agricultural opportunity Areas" designated on the Hazards and Resources Map:

(a} consider the implementation of the California Land Conservation (Williamson) Act,

(b) implement "right to farm" legislation to protect existing producers from inappropriate nuisance law-suits,

(c) require landowners who desire to construct non-agricultural structures or otherwise convert agricultural uses to non-agricultural. uses to sign a convenant, prior to issuance of the needed building permits, preventing present and future landowners from seeking nuisance damages from properly maintained eXisting agricultural operations,

(d) consider the use of such innovative techniques as "Transfers of Development Credits" and "Land Banks or Trusts" as aids in protecting existing agricultural operations.

144. Encourage and support efforts by appropriate Federal, State and local agencies to find ways to improve the economic viabi1i t:y of agricultural production in the valley.

145. Maintain, where feasible, aquifer recharge zones to assure water quality and quantity.

146. Protect and conserve valuable water resources by discouraging the use of high water consumptive, non-native plans for landscaping purposes.

147. Carefully consider, in all governmental and private actions. related to sewage and .olid waste disposal, the potential effects· on local groundwater quality.

148. protect and manage watershed areas to .maximize water yield in combination with public needs for fire protection, maintenance of habitat and recreation.

149. Encourage a sustained yield management approach for renewable resources which includes consideration of watershed conservation, scenic quality, habitat .protection and recreation.

150. Protect important mineral resources by a longrange approach toward mineral resource utilization.

Hazardous Areas

151. Urge owners to conduct a comprehensive seismic analysis for those dams that' are located adjacent to an active or potentially active fault.

152. prevent public exposure to flood hazards by prohibiting residential, commercial and industrial development in recognized flood inundation areas unless proper mitigation is instituted.

~53. Encourage the multiple use of flood inundation areas for recreation, agriculture, scenic relief, groundwater recharge and wildlife protection.

154. Support programs to reduce fire hazar~s in areas of high and extreme fire risk.

Recreation

155. EnCOUir age continued cooperation among federal, state and local agencies in multiple use management of public 1ands--specifically recognizing recreation as a desirable use.

156. Encourage the retention of publically owned lands which are needed to satisfy recreational needs -as local or regional parks, or which p'ossess unique historical value.

157. Refer ",otentially Exce~s" county lands within or near adjacent jurisdictions to the U. S. Forest Service and the cities of palmdale and Lancaster, as appropriate, for possible acquisition.

158. Consider land swapping as a means of expanding existing parks, and as a means of locating new parks. In this respect, the possibility of ex-

changing designated excess lands for lands directly adjacent to existing parks ~nd for lands in more desirable locations should be explored.

159. Explore possibilities for increased provision pf integrated bikeway/recreation c~rridors, or linear parks.

Antelope valley Trails Plan*

160. As funding becomes available, implement the Trails Plan for the Antelope valley. Routes identified on the Trails Plan Map constitute a regional system for both hiking and equestrian use. Alignments shown are not precise: rather, the best and most feasible route is to be determined as a result of further study. As part of this implementation program, trail standards should be developed, including recommended signage limiting County -liability, and design and signage alternatives to eliminate use of trails by motor vehicles.

161. Developers are encouraged to accommodate trail needs wi thin and between equestr ian .deve1opments, including the construction of private feeder routes into the main trails system. The provision of local trails is particularly compatible with the hillside management and open space provisions of this plan.

162. Where f.easib1e, utilize designa,ted open bottom flood control' channels for horseback riding trails during the dry season.

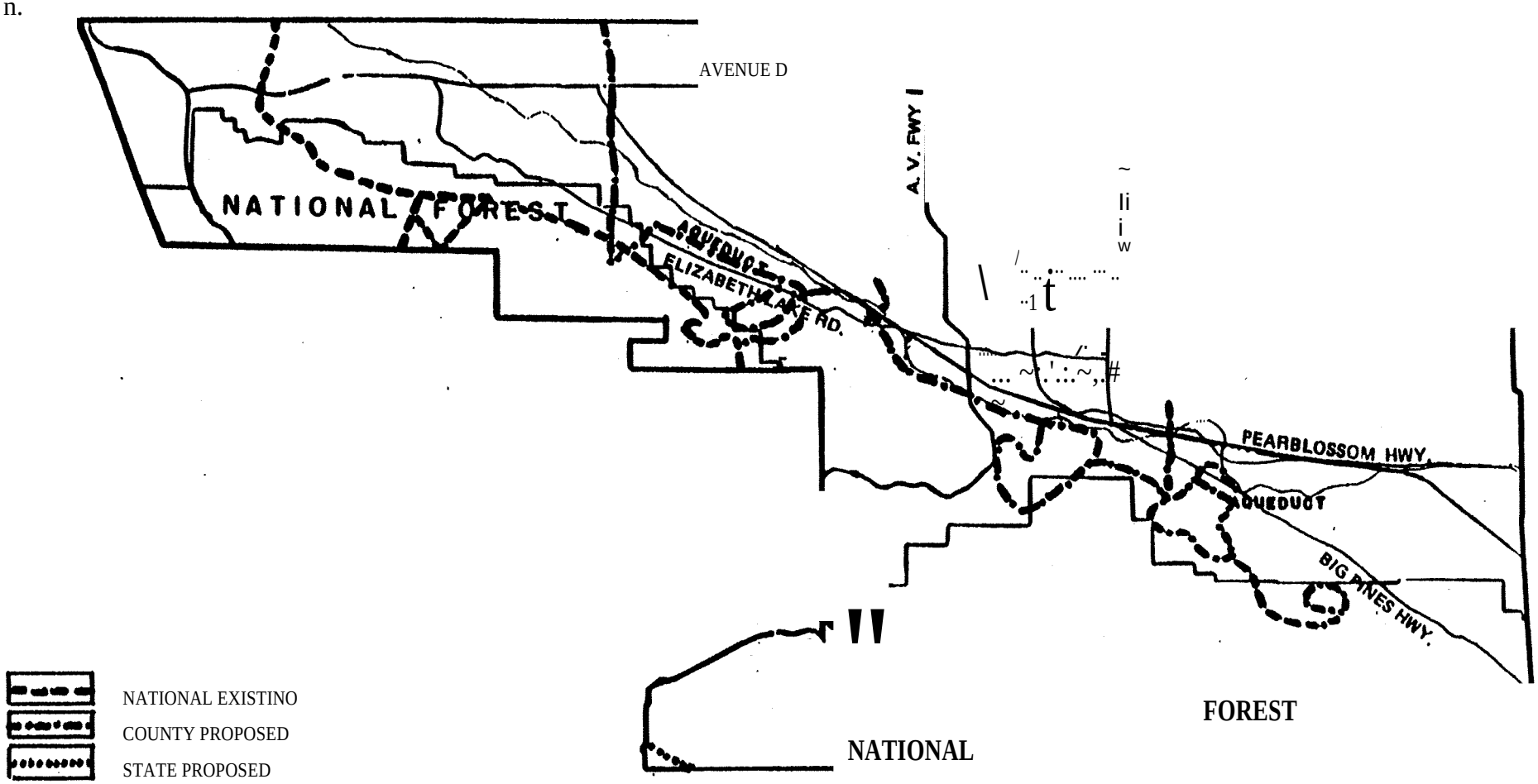
163. Encourage the :use of public utility rights-ofway for ,trails when practical and compatible with the utility.

164. Where practical and compatible with road design, expected traffic volume, and speed, utilize roadway shoulders in rural areas for trails as shown on the Trails Plan. Routes shown in urban areas are intended to be located within, existing flood plains or other areas physically separated from existing development so as not to intrude into existing built-up areas.

165. Encourage the construction of heads (especially where trails parks) to serve as trail starts rest stops. public trail cross public and mid-trail

*Refer to Antelope Valley Trails Plan Map on next page.

n.



ANTELOPE VALLEY AREA PLAN
TRAILS PLAN

N 5 miles

department of REGIONAL PLANNING county of los angeles

166. Where a proposed discr~tionary project encompasses a mapped trail corridor, a trail dedication requirement will be a condition of approval.

167. Assist local communities and equestrian groups in continuing to develop equestrian trail plans.

NOISE ABATEMENT

Source Controls

168. Support appropriate criteria for noise specifications for vehicles, aircraft, and their component parts.

Operational Controls

169. Encourage the City of Los Angeles Department of Airports and the Federal Aviation Agency to develop operational procedures that will minimize noise exposure at Palmdale International Airport and at U. S. Air Force Plant No. 42. The use of ~tandardized flight tracks and performance profiles for aircraft at Palmdale International Airport will also be encouraged.

170. Encourage the State Department of Transportation . to use noise abatement techniques where necessary in the design and' construction of all state highways in the Antelope Valley.

171. Use noise abatement measures where necessary in the design and construction of County roads in the Antelope Valley where such measures· are physically and economically practical and feasible.

172. Periodically review and update a noise ordinance • to provide operational noise level limits for residential, commercial, and i~dustrial activities.

Land Use and Development Controls

use types and densities may be restricted due to the presence of noise, if compliance with the appropriate insulation standards .cannot be achieved.

174. Use "worst case", or highest potential noise exposure levels within the planning period as the basis of land use and development controls to prevent future noise-use incompatibilities.

175. All commercial uses potentially exposed to projected noise levels in excess of 70 CNEL shall be subject to a public hearing and associated design analysis and review to assure implementation of appropriate noise attenuation measures in connection with the project.

Coordination, Support and Monitoring Activities

176. Encourage the reduction of the present and future impact of excessive noise from all major sources by the judicious use of technology, planning, and regulatory measures.

177. Periodically monitor noise, standards to assure consistency with health and quali ty-of-life goals and revise them as new information becomes available.

178. Encourage the Los Angeles City Department of Airports ~nd the· Onited States Air Force to establish a noise-monitoring system at Palmdale International Airport and U.S.A.F. Pl~nt 42, respectively, to document noise exposure resulting from aircraft operations and to detect changes in noise exposure over times.

179. Seek funds from appropriate levels of government to underwrite the costs of noise abatement prog,rams.·

180. Monitor the programs and policies of the responsible special districts and regional, state, and federal agencies to ensure effective use of their mandate 'to control noise sources for proposed or existing transportation facilities within the Antelope valley.

181. Recommend legislation to state and federal governments that will provide for noise abatement, as well as for distribution of the costs of these programs among producers of noise.

182. Closely monitor conditions contributing to projected year 2000 or ·worst case" noise exposure

levels. As changes occur in the factors which contribute to these levels (vehicle trips, railroad uses, technology, rate of development, etc.), revised noise contours will be prepared. Reduction of the extent of the CNEL contours will be accompanied by a~propriate reduction in the "Noise Impact Management Area" classification on the General Plan map without the need for a Plan Amendment. Expansion of the contours will be accompanied by the appropriate reclassification (again without the need for a Plan Amendment). Conditions of development shall not be retroactively applied to uses existing at the time of reclassification.

SEISMIC SAFETY

General policies

183. Establish and enforce standards and criteria to reduce unacceptable levels of seismic-risk.

184. Require all new development and appropriate existing development to comply with established seismic safety standards.

185. Implement special land use and building regulations in areas of high seismic hazard.

186. Advocate imprQved seismic safety programs for schools.

187. Improve seismic design and construction stan"dards for facilities housing dependent populations.

188. Advocate programs to provide for the needs of dependent popalations in earthquake response and r~covery operations.

189. Advocate "detailed site evaluations and improved seismic design and construction standards for critical linear system facilities.

190. Advocate improved earthquake insurance programs.

191. Encourage research on the relationship between geologic conditions apd the risks associated with earthquakes.

192. Develop greater public awareness and understanding of potential seismic "risks.

193. Improve governmental cooperation and communication by providing active leadership in the field of seismic safety planning.

194. Reassess (for tax purposes) any affected property to reflect potential reductions in the value of lands within the "Seismic Saf"ety Management Area".

protection of Existing population and Development

195. Reduce risks associated with hazardous old buildings through such actions as renovation, occupancy reduction, and selective demolition.

196. Continue to improve current disaster response programs.

Seismic Hazards for Future Development

197. Designate areas within the Alquist-priolo Seismic Special studies Zone and other identified fault zones as "Seismic Safety Management Areas". Provide for special development standards in these areas.

198. Minimize development in "Seismic S~fety Management Areas". Uses to be accommodated include light recreation, agriculture, neighborhood commercial, and very *low* ~ensity residential to a maximum of 0.5 dwelling units per acre (NonUrban 1), provided specifications" of the *Al*quist-priolo legislation can be attained. Densities greater than 0.5 dwelling units per acre may be allowed under the same conditions in area~ already committed to development at higher densities as shown on the Land Use policy Map.

199. prohibit new residential construction or construction of any other principle structure across the trace of a fault.

200. Restrict critical facilities (health, police, fire, etc.) from the "Seismic Safety Management Areas".

PUBLIC SAPB'n'

General policies

201. Maintain standards to reduce levels of fire and geologic risk.

202. Review and improve disaster preparedness and emergency response capabilities as necessary.

203. Require all new development and appropriate existing development to comply with established fire and geologic safety stan~ards.

204. Encourage improved fire and geologic hazard *in*-surance programs.

205. Encourage public educational programs pertaining to fires and *geologic* problems.

206. Encourage the elimination of the sale and use of fireworks due to their extreme fire hazard (excluding approved public displays).

Geologic Hazards

207. Advocate stringent site criteria for areas with' *geologic* problems, and prohibit construction if these criteria are not met.

208. Improve programs and practices for dealing with erosion, settlement, and other soil-related hazards.

209. Encourage continued research in "the field of geologic hazard reduction.

~IO. Restrict urban develo~ment in areas with known slope stability problems. Development in these areas will be prohibited unless a geologic site investigation has been conducted and mitigation' measures have been identified that sati.sfy the Department of Public Works.

211. Designate all areas with a natural slope of 2S percent (4 horizontal to 1 vertical) or greater " as ""Hillside Management Areas".

ENERGY CONSERVATION

Space Beating and Cooling

212. Encourage the insulation of all heated or cooled structures for energy conservation.

213. Implement, and improve where possible, currently adopted building standards which. promote the conservation of energy.

214. Encourage inducements for energy saving changes and innovations. suggestions for energy conservation methods, techniques, and innovations will be solicited and circulated to builders, landscapers, architects, and other interested persons. . Proposed developments which include energy conservation techniques (such as use of solar energy) will be considered for densities at the upper end of the designated land use density range.

215 EncoUIage the conservation of energy in all its forms to a degree commensurate with an optimum level of living and economic activities.

216. Encourage the installation of water saving devices such as low-flow faucets, showerheads, etc. , in newly constructed private and public structures.

217. Promote use of al ternati ve energy sources (including solar and wind) for heating and cooling.

Transportation Energy Needs

218. Encourage development of self-sufficient communities providing housing, employment and other' opportunities.

219. Encourage movement of P. I.A. passengers to and from the airport by more efficien·t means than .the private automobile.

Public-policy Influence on Life Styles

220. Strengthen and maintain present policies of influencing personal and corporate life styles toward greater conservation efforts.

221. Review currently required street lighting levels in the interest of conserving energy, but carefully considering the crime and accident prevention value of the lights.

CHAPTER VI. policy Maps

Three policy maps, which graphically depict wr i tten policy, are discussed below. These three maps should be con'sidered together when making decisions about future proposals in. the. Antelope Valley.

- Land Use policy Map classifies the unincorporated areas of the Antelope Valley as to type, intensi ty and special development conditions for the future use of these lands.

The

- ds and 'ResourcesMap delineates many various Special Management Areas and other areas cial concern such as (existing and potential) Highways and Bikeways.

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- The Highway Plan Map shows both highways expected to be opened as through arterials by the year 2000 and routes only partially completed by that time. Its purpose is to serve as a guide for right-of-way protection and roadway improvements.

A. The Land Use policy Map

1. The Classifications

The following list of classifications* describes the doDlina.nt use characteristics intended for the areas covered. supplementing the indi vid.ual descriptions below are certain additional chara-cteristics intended to apply to all of the listed classifications. These are enumerated at the end of this section.

criteria are set'forth later in this chapter regarding the method of interpreting the Land Use policy Map.

Legend

a) Residential

.The following residential designations are shown on the Land Use policy Map:

(N-l) Non-Urban 1: to 0.5 dwelling units per acre. (N-2)

Non-Urban 2: to 1.0 dwelling units per acre.

*It should be noted that these classifications are similar to, but not identical with, those currently in use by the City of palmdale or the City of Lancaster.

(O~l 1/2) Urban 1-1/2: to 2.0 dwelling units per acre.

1: to 3.3 dwelling units per,acre.

(0-1)

Urban 2: to 6.6 dwelling units per acre •.

(0-2)

selected areas in Quartz Hill are designated as U-2 (D) and require adherence to stated specific development criteria as a condition of being allowed to develop at the highest densi ty. Refer to discussion of Quartz Bill in Chapter IV.

(0-2-D)

orban 3: to 15.0 dwelling units per acre.

Selected areas in Quartz Bill are designated as 0-3 (D) and require adherence to stated specific development criteria as a condition of being alloweQ to develop' at the highest densi ty. Refer to discussion of Quartz Bill in Chapter IV.

(0-3)

(O-3-D)

Orban 4: 15.1 dwelling units per acre and greater.

(0-4)
Urban

The following policies shall apply to all residential designations:

(1) All residential densities are indicated per gross acre •.

(2") Residential density designations in the Antelope Valley should be considered as <u>average</u> densities for the total proposed development site to promote clustering, the provision of additional open space and the avoidance of hazardous lands. Clustering shall be defined as the rearrangement of units allowed within a single land use classification on a p~oject site. When this option is exercised, the open space should be classified by the County as a non-buildable area until demolition of the project or revision of the General Plan. AS a component of this consideration, a suitable open space maintenance agreement shall be required for the life of the development. (Reference is made to the Countywide chapters of the General plan.)

(3) Density transfer shall be defined as the rearrangement of allowed residential units

among different land use classifications on a project site. Densi ty transfer internally within a project shall be allowed to preserve open space and hillsides, promote superior design and pro~ide flexibility to r,espond to changing housing needs. ' Densi ty transfer shall be 'allowed in a project within urban classifications (except from the Urban 4 designation to another classification): within Non-Orban classifications (except when this would create an isolated urban community as defined in the Land Ose Element of the County of Los Angeles General Plan): and from Nonurban to Orban classifications. Densi~y transfers from Orban to Non-urban designations will be permitted only when, because of topographic or geologic reasons, the transfer would result in better design. Transfe~ring of densities onto slopes of 50 percent and greater is prohibited. Where density transfers create a need for a buffer from surrounding uses, a buffer shall be required. Density transfer should be allowed only when it does not negatively impact public health ,and safety.

(4) Development of 'Non-urban lands to densities in excess of the countywide density baseline shall be subject to substantial compliance with the special Management Area and the Rural community policies of the Gene;al Plan and the Non-urban. Residen~ial Development Conditions set forth in Section D of this Chapter.

(5) Development in Non-urban areas up to the maximum density of one dwelling unit per acre may be permitted (notwithstanding the existing Land Use Classification) subject to Rural Residential Development Conditions and the Special Management Area policies where it is found that:

(a) such development would not expand a nonurban cluster: and

(b) at least fifty percent (50%) of the topographically similar land within 1,000 foot radius of the subject property) is within parcels smaller than or equal to the average parcel size proposed for the subject property.

(6) Plan policy supports a more concentrated form of urban development. More specifically, it encourages residential infill at densities compatible with and slightly higher than those of surrounding uses. In light of this policy emphasis, new residential development within existing urban areas may be permitted at densities exceeding those depicted on the Land Use policy map subject to conformance with the following criteria:

(a) The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

(b) The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.). necessary to ensure compatibility wi th surr"ounding uses;

(c) The proposed project will not overburden existing public services and facilities;

(d) The proposed use will not disrupt or adversely impact local traffic and parking conditions: and

(e) Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design is ensured through specific site plan review.

(7) For the provision of affordable housing as defined by County ordinance, density bonuses may be awarded in excess of density maximums specified in this plan in urban land use designations. A permit shall be required as provided for in the County-wide Chapters and Elements of the General Plan and the criteria for the location of low-moderate income hous: ing shall be applied by the Commission and Board of Supervisors as they appear in the Countywide Plan's Technical Supplement and all applicable county ordinances.

b. Bon-residential Uses in Bon-urban Areas

Non-residential uses requ1r1ng, or appropriate for, remote locations may be allowed in Non-urban areas in keeping with the following general gUidelines:

- The application process for a non-residential use in a non-urban residential area shall involve the public hearing process and appropriate conditioning of the design of the project such that the negative impacts on adja~ent land
. uses will be minimized.

All applications for environmentally sensitive uses including waste disposal facilities, mining operations, quarries, airports or other similar uses shall include a full environmental analysis to identify potential negative im-
pacts.

- In the case of proposals for waste disposal and mineral extraction uses and other appropriate proposals, approved site restoration shall be required at the termination of such use.

subject to compliance with the General Conditions for Development, (Section D of this Chapter) non-residential uses can include:

(a)' Local and highway oriented commercial and industrial uses to serve the needs of local residents and travelers:

(b) Manufacturing activities requ1r1ng remote or secluded locations for product testing, development and storage, including storage of volatile/hazardous substances.

(c) public and semi-public uses typically located in non-urban environs, such as solid and liquid waste disposal sites, utility and communication installations, and schools and other public facilities necessary to serve Non-urban populations. In the case of proposals for waste disposal and mineral extraction facilities and uses, and other appropriate proposals, approved site restoration shall be required at the termination of such use.

Applications in connection with potential siting of solid and liquid waste disposal facilities shall undergo thorough public review and environmental review for potential significant impacts on the environment and compatibility with adjacent land us.es. This review shall involve the public hearing process and be conducted pursuant to the provi-

sions of the County Solid Waste Management Plan.

(d) Private and commercial recreational uses and specialized. acti vi ties such as nature study centers, scientific research and educational camps, lodges and retreats, and visitor accommodations, services and facilities when designed in a manner compatible with and sensiti ve to surrounding scenic and. natural resources.

(e) Agricultural activities including livestock grazing, bee-keeping, orchards and vineyards.

(f) Mineral extraction uses such as quarries and *oil* and gas fields.

c) Commercial

(1) Community Commercial (C): Generally this serves several adjoining neighborhoods. Typical of uses within such developments are supermarkets, drug stores, small clothing stores and gift shops, hardware stores, shoe stores, jewelry stores, specialty. shops, *ice* cream parlors, candy. stores, coffee shops, small restaurants, donut shops, branch banks and saving~ and loan firms, and so on. Many of' the small. retail and supporting outlets found in large shopping _ ~nters typify what may be expected in a community commercial center.

(2) Unmapped Highway Oriented Commercial (not shown): In addition to the areas designated for Commercial use on the Land Use policy Map, ·.other appropriate areas may be put to highway-oriented' commercial uses subject to the 'Unmapped Highway Oriented Commercial Conditions for Development' found later in this Chapter. These uses would consist of highway or roadside facilities and services of a minor nature such as gas stations, cafes, motels and other uses providing a service to the traveling public.

(3) Unmapped Neighborhood Commercial (not shown): In addition to the areas designated for Commercial use on the Land Use Policy Map, other appropriate areas may be put to neighborhood

commer~ial uses subject to the 'Unmapped Neighborhood Commercial Conditions for Development' found later in this Chapter. These uses would typically include commercial uses designed to serve the local residential neighborhood.

(4) It is intended that commercially designated properties (excepting those within Quartz Hill) in the Antelope Valley may also be de~ veloped to appropriate residential uses through a design review process pending findings that the proposed use is compatible with the surrounding area, that no significant negative environmental impacts will result from the development, and that the project will be adequately served by necessary public services and facilities.

d) Industrial

Industrial lands are those lands that have been designated for light, medium and heavy industrial uses with service commercial. While the Plan does not distinguish intensity and type of industry, it implies that it be clean, non-polluting, with no offensive odors, and visually attractive. Emphasis is placed on developing designated sites to industrial park standards. In general, heavier industry· in the Antelope val1e~ should be located immediately adjacent to, or within, the airport complex near the railroad and Sierra Highway. .

Industrially designated properties in the Antelope· valley may also be developed to appropriate residential uses through a design review process pending the following findings:

(1) The area in question is not suitable for present or future industrial use due ~o conf,licts with· existing er- emerging land use patterns, lack of sufficient. and adequate access, or the presence of site specific physical characteristics posing severe constraints for industrial development: or the proposed use demonstrates a desirable, compatible and well-integrated pattern of employment and housing opportunities, and thereby furthers General Plan objectives pertaining to energy consumption and improved air quality.

(2) The proposed residential uses, individually or in combination with adjacent uses, will

not adversely impact the viabili ty of surrounding areas for the maintenance or expansion of industrial activities.

(3) compatibility of the proposed residential use with current and.future industrial activities in the area is ensured' through specific site plan review and approval.

(4) That no signif icant negative environmental impacts will result from the development. .

. (S) That the project will be adequately served by necessary public services and facilities.

e) Future Inaustrial

Although presently in a non-industrial use, tnese areas are intended for future conversion to industrial use. However, this conversion process should not occur on an incremental parcel by parcel basis, but rather as the result of an orderly, comprehensi ve process, involving many contiguous parcels and a detailed site plan review process by the Regional Planning commission.

f) Airport

The Palmdale International Airport property is designated as "Airport.'" Uses to be permitted include, in addition"to the full range of Airport uses, agriculture, industrial and commercial uses appropriate to airports, . recreational uses, and other appropriate public and semi-public uses •.

Other smaller airports are shown on the Land Use policy Map.

g). Public Facilities

The ,facilities include eX~$ting elementary and high schools, proposed elementary and high schools (specific sites are not designated, ratner generalized locations are denoted), hospitals, fire and police stations, and civic facilities.

Privately held lands designated for 'public' uses may be developed in a manner permitted by the adjacent land use categories on the Land Use Policy Map, pending compatibility and land suitability analysis and approval by the Regional Planning Commission or Board of supervisors, when it is determined that they are no longer needed for publ ic purposes. Decisions regarding the appropriateness of a proposed use of specific parcels

in such instances shall be guided by compatibility and land sui tabili ty criteria as provided for in the public and Semi-Public Facilities discussions in the 'General Conditions and standards for 'Development' paragraphs on page III-24 of the Land Use Ele-mentof the Countywide ,General Plan.

h) Open Space

Open space areas are considered to be lands under public or private ownership that are essentially free of structures and roads, and are projected to be maintained in an open or natural state on a long-term basis. These areas are primar:lly managed for recreational purposes, the protection of natural resources, and/or for purposes of safe-guarding public health and safety. .

privately held lands designated for 'Open Space' uses when it is determined that they are no longer needed for Open Space purposes may be developed in a manner permitted by the adjacent land use categories on the Land Use Policy Map, pending compatibility and land suitability analysis and approval by the Regional Planning Commission or the Board of supervisors. Decisions,regarding the appropriateness of a proposed use of specific par-. cels in such instances shall be guided by compatibility and land suitability criteria as provided in the 'open Space Areas' discussion in the 'General Conditions and Standards fo~ Development' paragraphs on page 111-38 of the Land Use Element of the Countywide General Plan.

In the Plan, open space is separated into three maj'or categories, Public, private and the National Forest areas.

(1) Public:

Under--or recommended fo~--public ownership including parks, public golf courses, and nature preserves, and other similar areas.

(2) private:

privately owned land designated primarily for recreational uses such as golf courses, driving ranges, camps, picnic areas, boating areas, amusement parks, and dune buggy parks.

(3) Angeles and Los Padres National Forests:

Many privately owned lands within the National "Forests are subject to a high degree of natu-

ral hazard. The following general conditions and s e anda r ds' provide guidance for land use decisions relative to private inholdings within the National Forests:

(a) Non-urban residenti~l development shall be limited to a maximum residential density of one dwelling unit per five acres, except within established residential communi ties· where higher densities presently exist. Within these established residen- tial communi ties, future development may occur at non-urban, and in some instances low urban, densities consistent with the existing character of the area.

commercial uses to support user groups within the Forest may be permitted as well as other uses allowed pursuant to the Forest Service' s Land and Resources Management Plan. In all cases development proposals will be subject to applicable Rural Community and Special Management Area performance standards and criteria.

(b) All proposed private and public development projects within the National Forests will be Teviewed by the Regional Planning commission and the O.S. Forest Service for compliance with applicable land use and resource management plans~

i) <u>policies Applicable. to All Land Ose Classifications</u>

(~) Given the generalized nature and scale of the mapping, there are a variety of existing uses and developments on privately owned lands fulfilling an important social or economic need which are not depicted on the Land Ose policy map. Such uses include existing ·residential, local commercial and industrial uses, among others.

It is the express intent of the Plan that these legally established non-conforming uses and developments may be allowed to operate throughout the time-frame covered by the plan if they are found to be operated in full compliance with applicable codes and ordi-

~cted existing residential communities are denoted on the land policy. Others, because of their small size, are not. These .cies apply to all inholdings, regardless of size.

nances and can be shown to fill an important social or economic need within the area. Bowever, while normal maintenance and repair is to be allowed," expansion or intensification of these uses will not be permitt~d {except as noted below} except through the Plan Amendment process.

(2) Within the various land use classifications shown on the Land use.policy, there may be a variety of existing (or potential) sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses. While every effort has been made to identify these uses on the Land Use policy Map, it is the express intent of this Plan to permit, subject to an appropriate design review procesi involving the Regional Planning Commission and a finding of no significant negative impacts on the environment, the expansion of existing facilities, or the establishment of new such facilities, when appropriate and not in conflict with the existing and future.land use patterns as shown on the Land Use policy Map.

(3) In order to prevent the creation of hardship, an application for development approval, which is the final disc~etionary approval required by the County, may be exempted from the provisions of current General Plan chapters and elements, including those relating to the Antelope Valley Areawide General plan, where it can be demonstrated that:

(a) the filing date of the application was prior to adoption of subsequent amendments to the Plan's chapters or elements: (b) the proposed development was consistent with all existing General Plan chapters and elements at the time of filing:
(c) the applicant proceeded diligent"ly and in good faith with the processing of the application, from the time of filing to the present: and
(d) the proposed development would not endanger the public health and safety.

2. Interpreting The Land Use policy Map

state law. and' good planning practice "dictate that applicable plan policies be diagrammed. For this Plan, a Land use policy Map is provided to fulfill this

need. The Land Use Policy Map desiginates the proposed general distribution and general location and extent of the uses of land for housing, business, Lridu s t r y , open space, education, and public buildings and grounds, among other categories of public and private uses of land as provided for in State law. The law continues on to state that the Land Use Element shall include a statement of the standards of population density and building intensity recommended for various areas.

As can be seen, the Land Use policy Map is a general depiction of plan policy. Inherent in the mapping *is* an element of flexibility which calls for int~rpretation based upon a variety of factors such as stated Plan policies and eXisting development or other [" v~ical features, among others. However, the Plan c~nnot be so flexible as to provide a "no-plan" condi tion where designations can be revised without consideration of basic plan policy.

The following discussion will provide the basis for interpreting mapped policy and insure a consistency of implementation:

a) The official Land .Use Policy Map for the Antelope valley Areawide General Plan is the most recently adopted 1" = 2,000' Land Use Policy Map found in the offices of the Department of Regional Planning.

b) Due to the scale and generalized nature" of the Land Use Policy Map, it is conceivable that properties not intended for long. term open space or other public use have been designated as either Open Space or Public Service Facilities. Where errors are found to exist, it is the express intent of the Plan to permit the use of these sites in a manner c.ompatible with surroun"ding develapments as shown on the .Land Ose Policy Map w1thout the necessity of a Plan Amendment •

. c) The following statements of intent are designed to aid in determining the intent of many of the various designations:

(1) In general, most land use policy designations are intended to correspond to one or more existing physical features such as streets or highways, existing development, rivers and floodways, or the toe of slope on hillsides*.

*The General Plan defines Hillsides as areas where the slope is 25% (four horizontal to one vertical) or greater.

Occasionally boundaries of approve~ development applications or limits of existing linear service systems are also used.

(2) The lines distinguishing. existing or proposed urban development from other areas intended· for non-urban use reflect, in most instances, a physical feature such as existing development, approved development permits, streets or highways, or other similar features.

(3) Within the mapped urban designations, the various land use classifications represent primarily existing development where it oc~ curs or, in vacant areas, properties which have previously been planned and zoned for a particular use or for which approved development permits exist. Other areas designated for future urban development are also shown. Most such area boundaries correspond to existing physical features such as existing or proposed streets or highways, or rivers and floodways.

d) Minor adjustments to the lines to more closely conform *io* the statements of intent found in Paragraph 3 may be appropriate provided that the following conditions are found to exist:

(~) The basic relationship between land use types depicted by the Land Use policy Map' is maintained:

(2) The adjustment in boundaries does not result in major, unanticipated impacts on existing or planned service systems;

(3) The property is appropriate from a capability .. and suitability standpoint for the intended use:

(4) No significant advers.e environmental, social or economic impacts are anticipated: and

(5) The boundary adjustment can be shown to further the goals and objectives of the Antelope Valley Areawide General Plan and the other chapters and elements of the County of Los Angeles General Plan.

B. The Hazards and Resources Map

The Hazards and Resources Map describes areas of special concern because of the pazards or unique resources inherent in each identified location.' Areas. mapped include Agricultural opportunity Areas, Bikeway routes, Floodplain Management Areas, Hillside Management Areas, (Transportation) Noise Management Areas, potential Scenic Highway corridors, Seismic Safety Management Areas, and Significant Ecological Areas. With the exception of the Bikeway and Scenic Highway systems, the boundaries shown are general depictions of plan policy and are not. intended to be interpreted literally from these maps. Rather, final determination of the boundaries will be based upon a detailed, site specific 'analysis at the time of the review of a specific development project or other appropriate activity. A short description of each factor *is* listed below.

Legend

1. Agricultural opportunity Areas

Areas shown indicate major areas which are either in agricultural use or which have a history of such uses. Plan policy 'calls for these areas to be protected from incc.ilpatible uses and to benefit from the establishment of new programs to facilitate greater producti ve use. Applications for non-agricultural uses in these areas will be evaluated for their impact upon adjacent agricultural operatio·ns.. Extensions of urban and suburban residential uses (typically at d~nsities greater then one dwelling unit per 2 acres) will be strongly discouraged.

2. Bikeways

The Bikeway routes shown are those which are either in place or which may be construc~ed during the life of this p~an. These routes may either be within an existing highway right-of-way or along a future onroad or off-road route.

3. Floodplain Management Areas

These are areas (usually mapped stream courses) where potential flood inundation or erosion could occur during a major storm event. The intent of the plan policy *is* to require appropriate development controls and mitigation measures to protect development from flood hazards and minimize the need for flood control facilities. In rural areas, this intent *is* extended to provide that, in most cases, these areas be main-

tained in a natural condition to provide for maximum recharge of the groundwater basins.

consistent with these policies, areas shown as within a Floodplain Management Area shall be limited to c e r-t.a i.n extractive (sand and gravel, for example), agricultural, open space/recreational, or groundwater conservation uses. Residential, commercial or industrial uses shall be prohibited (and no development credit allowed) unless these areas receive appropriate flood protective mitigation measures to the satisfaction of the appropriate County agencies or local Flood Control District and can demonstrate to the satisfaction of the appropriate County agency compatibility with groundwater recharge considerations.

,only after such measures are provided will these areas be permitted to be developed as specified on the Land Use policy Map and in conformance with the design standards listed on page III-47 of the Land Use Element of the County of Los Angeles General Plan.

4. Hillside Management Areas

Hillside Management Areas are defined as mountainous or foothill terrain having a natural slope of 25% (4 hor izontal to, I vertical) or more. All such areas ,whether included on the Hazards and Resources Map ~r not, meeting this criteria are Hillside Management Areas and shall be subject to the Conditions of Development li~ted in Section D of this Chapter and in the Land Use Element of the County of Los Angeles General Plan. (A generalized dep:ction of such areas are shown on the Hazards and Resources Map.)

General Plan policy is designed to protect the health and safety of the public from the hazards typically associated with hillside areas and to preserve natural resources and scenic values commonly occurring in ~hese environs. Wildland fires, floods, mud slides, erosion and landslides are typical h~zards confronting hillside properties.

5. Noise Management Areas

Areas located wi thin the year 2000 annual CNEL (community Noise Equivalent L'evel), corridor of 60 dBA from transportation sources such as airports, railroads and major highways have be·en design~ted as Noise Management Areas. Plan policy for these areas call for reduction of noise impacts on adjacent land uses through b~th hazard avoidance actions, where practical, and hazard mitigation practices in other

cases. The boundaries shown represent the best information available at the time this Plan· went to press. However, since the source of much of the noise is beyond the jurisdiction of the County, these boundaries will no doubt change over time. As future studies, including studies resulting as pare of specific development proposals, yield updated and mor e accurate information, the boundaries will be altered (wi thout the need for a Plan Amendment) to reflect these revised findings. Wi thin these areas, state mandated noise level reduction requirements· will be applied.

6. Scenic Highway Corridors

A series of proposed scenic highway corridors are shown on the Hazards and Resources Map. Routes shown include both First and Second Priority Study Routes as shown on the Scenic Highway Element of the County of Los Angeles General Plan. As funds become available, each of the routes will be studied and appropriate standards will be established to assure retention of aesthetic qualities. Development proposals adjacent to these routes will also be reviewed to assure their recognition of the scenic values.

7. Seismic Safety Management Areas °

The Alquist-Priolo Seismic Special Studies Zone and other identified fault zones are designated as "Seismic safety Management Areas" on the Hazards and Re-
. sources Map. As in many of the other management areas, Plan policy calls for the protection of the public health and safety through appropriate hazard avoidance strategies to the extent possible. Consequently, uses to be permitted include a range of uses appropriate .to Non-urban areas such as agriculture, recreation, limited commercial and industrial uses and residential uses to a maximum °densi ty of one dwelling unit per two acres - provided the appropriate health and public safety standards can be attained. In certain instances, and only in areas shown on the Land Use Policy map, densities greater than one dwelling per 2 acres may be permitted in on infill"

'State law requires, that future multi-family residences and other appropriate structures located within areas where the noise level exceeds 60 CNEL must have an acoustical analysis showing that the structure has been designed to limit intruding noise to prescribed allowable levels.

situations within existing residen.tial communities provided that these higher densities are adequately served by the necessary service systems and can satisfy the appropriate health and safety codes. However, in these limi ted si tuations, new residenti al development may be p~rmitted to only those densities pievalent within the surroninding area. No new reiidential unit or other principle structure may be constructed across the trace of a fault. Critical facilities (such as emergency services, etc.) ~hould whenever possible be restricted from these areas.

8. Significant Ecological Areas

Significant Ecological Areas (SEA's) are ecologically important or fragile lan~ and water areas valuable as plant or animal communities (Reference is made to the· countywide Chapters of the County of Los Ange~es General Plan). These areas have been designated for being one or more of the following:

a habitat for rare or endangered species of plants and animals,

a restricted natural community which is scarce on a regional basis,

_ a habitat of restricted distribution in the County,

_ a breeding or nesting ground; an unusual biotic community,

a site with critical wildlife and fish value, andl or

a relatively undisturbed habitat.

Future additions and deletions to identified SEA'S may be appropriate based upon updated, more detailed biotic surveys. It . is the intent of General Plan policy t.o : preserve the Antelope valley's si,gnificant ecological resources'and habitat areas in as viable and natural condition as possible. Major factors influencing' the realization of Plan objectives in this regard include the county's ability to accurately identify areas of significant resource value: the availability of financial and other resources necessary to support preservation, restoration and enhancement efforts; and competing priorities between resource preservation and other critical public needs.

Recognizing the resource values at stake and the constraints imposed by competing priorities and objectives, the General Plan seeks to provide a process for reconciling specific conflicts between proposed land use and the

preservation of identified Significant Ecological Areas. The P Ian does not, however, suggest that this can be accomplished by applying a single set of regulatory standards to all SEA "s , Nor does it infer that reasonable use of privately held lands within such areas shall be precluded without just compensation. Instead, the Plan recognizes that measures' necessary to preserve . and enhance Significant Ecological Areas will vary depending on the nature of resource values present and the degree of threat implied by potentially incompatible d.evelopment. Within this context, the following general conditions and standards are provided to guide specific land. use decisions.

SEA compatible Land Uses

Within Significant Ecological Areas the following activities are considered compatible by definition: regulated scientific study: passive recreation including wildlife observation and photography: limited picnicking, riding and hiking: and overnight camping. In addi tion, the following uses may be compatible as determined by a detailed biotic survey and such conditions as may be necessary to ensure protection of identified ecological resources:

a) Residential uses at densities compatible with the resource values present, 'and consistent with communi ty character in terms of both overall density and magnitude as set forth in this plan.

b) Where provided for in this plan, commercial uses of a minor nature serving local residents and visitors:

c) Where no alternativ~ site or alignment is feasible, public and semi-public uses essential to the maintenance of public health, safety and welfare:

d) Agricultural uses compatible with the resource values present:

e>' Where compatible with identified biotic resources, extracti ve uses including oil and· gas recovery, and rock, sand and gravel quarrying: and

f) 'Uses related to the conservation of water.

Each development proposed within a designated SEA will be reviewed for compliance with the SEA design criteria set forth in the "General Conditions for Development" in Section C of this Chapter using the Performance Review Procedure set forth in the Land Use Element of the Countywide General plan.

C. Highway Plan Map

The Los Angeles County Highway Plan (formerly known as the Master plan of Highways) was originally adopted on February ?7, 1940: it has been amended on a number of occasions in response to changing circumstances. The Highway Plan for the Antelope Valley is incorporated into the Antelope Valley Plan because of 'its basic inter-relationship with projected land uses which will generate traffic along the Highway system within the Plan's timeframe. The purpose of the Highway Plan is to promote the orderly extension and upgrading of the planned arterial highway system in unincorporated territory by serving as a guide for right-of-way protection and roadway improvements within subdivisions and other development projects which are subject to County controls. The Highway' Plan map shows both highways expected to be opened as through
. arterials by the year 2000 and routes projected for only partially completions by that time. The Highway Plan is limited in application to unincorporated territory. The routes shown and their general location and widths will continue to be coordinated with the cities of Palmdale and Lancaster, as well as plans of adjacent counties.

Only highway routes which are wholly or partially within unincorporated territory and city' highways which abut unincorporated terri~ory are officially on the Plan. Other highways wi thin· Palmdale and Lancaster are shown for reference purposes only •

State freeway routes are shown on the Plan.map for reference.

Special consideration shall be given to . the design and improvement of all highway routes located within planned scenic highway corridors or in significant Ecological Areas or Hillside Management Areas in accordance with Plan prOVisions.

The Highway plan shows an absence of highway aesigna~ions on the majori ty of section line and quarter-section line highways in the flat, Non-urban areas of the Antelope valley. This situation does not preclude the need for an adequate system. of local and collector roads to serve private ownerships within these areas.

Legend

The routes shown on the Plan Map are classified accordi~g to the following system:

Major Bighway

This classification includes urban highways whic;h are of countywide significance and which are, or are projected,

to be the most heavily traveled routes. These roads generally require four or more lanes of moving traffic, channelized medians and, to the extent possible, access control and limits on intersecting streets. The normal right-of-way width for these highways is 100 feet. This width,may vary to meet extra?rdinary circumstances.

Also classified as major highways are key (inter-urban) connectors, Non-urban access ways and recreational roads, which are not planned for urban type improvement, but for which a full major highway right-of-way width of 100 feet or more is generally required to maintain adequate safety and noise standards.

Secondary Highway

Secondary highways include urban routes which aez ve or are planned to serve an areawide or countywide function, but are less heavily traveled than major highways. In addition to the countywide function, secondary highways frequently act as oversized collector roads feeding ·the countywide system. In this capacity the routes serve to remove heavy traffic from local streets, especially in residential areas.

In urban areas, secondary highways normally have four moving la~es of traffic on 80 feet of right-of-way. But configuration and width may vary with traffic demand and conditions on the ground. Access control, especially to residential property and minor streets, is desirable along these toads.

The secondary highway classification also applies to connector highways to and between Non-urban communities. In the flat lands of the Antelope valley, acquisition or retention of 80 feet of right-of-way for many of the Non-urban access routes is required for traffic safety and/or to allow for multiple use of the right-of-way. In Non-urhan areas, secondary highway~ are ordinarily im-. proved with only two lanes of moving tra~fic. Additional traffic lanes, left-turn pockets and other faciiities may be provided where traffic conditions or the nature of development on adjacent property warrant.

Limited Secondary

Limited secondary routes are located in remote foothi~l, mountain and canyon areas. Their primary function is to provide access to low-density settlements, ranches .and recreational areas. The standard improvement for limited secondary routes is two traffic lanes on 64 feet of right-of-way. Typically, such improvements consist of 28-30 feet of pavement with graded shoulders. Left-turn pockets and passing lanes may be provided when requited

for traffic safety. The right-of-way may be increased to 80 feet for additional improvements where traffic or drainage conditions warrant.

A uniform building setback shall be established' 40. feet from the centerline of all limited· secondary highways in order to preserve proper sight distances and to help maintain a rural appearance adjacent to the roadway • . This setback shall be in addition to any yard requirement contained in the Zoning Ordinance.

Collector streets (not mapped)

Collector streets shall be established on all section lines and quarter-section lines in the Antelope V2.lley, except on those lines designated as highways on the Highway Plan. The advisory agency may select a different location for such streets where existing conditions on the ground, ownership patterns, topography, environmental factors or other concerns warrant.

collector streets shall be a minimum of 64 feet wide and shall be improved in accordance with cross-sections shown in the county Zoning ordinance.

D. General Conditions For Development

1. aillside Management Areas

a) Hillside Management Areas are defined as mountainous and foothill terrain having' a natural slope of 25% (4 horizontal to 1 vertical) or more. All areas meeting this definition are subject to the following general conditions of development. Two categories of hillside lands exist: Orban and Non-Orban.

b) Orban Hillside Management Areas are defined as *lands* characterized by natural *slopes* of 25% or greater, and designated for urban use on the Land Use Policy Map. These areas are planned to receive an urban *level* ·of services including roads, utilities, and commercial, industrial or· public facilities.

(1) Allowable Densities: Orban Hillside Management Areas may be developed within the range of use types and intensities established by the Land Ose policy Map. Residential development· greater than the midpoint of the permitted density range' will be teviewed for compliance with· the performance .review cri teria contained in the Countywide Chapters of the County General Plan and *will* require approval of a Conditional Os~ Permit •

. (2) Density Transfer: Density tr~nsfer and clustering of structures from steeper to more gently rolling and level land *is* encouraged as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards. A cluster concept may be utilized to minimi~e adverse visual impacts on neighboring residential uses, provided that it does not substantially alter the character of existing neighborhoods or communities.

(3) Natural or Open Area standards: A minimum of twenty-five percent (25%) of a project site shall be retained in a natural or open· condition. Open space may consist of open areas in public ownership, common private ownership or private yards. Subject to approval by· the Regional Planning Commission, required open areas may include: common open space for passive recreation; areas of scenic beauty; riding, hiking, and bicycle trails; areas cleared for fire

suppression: and landscaped areas adjacent to streets and highways. Clearing and grading required by the County for such purpos~s as arterial highway access, and/or major utility righ~s-of-way, may be excluded from the open area calculation.

c) Non-urban Hillside Management Areas are defined as lands characterized by natural slopes of 25% or greater and designated for a Non-urban level of development on the Land Use policy Map. All such areas meeting this definition will be subject to the following general conditions of development.

(1) Allowable Densities: Development shall be subject to the following density standards:

%Slope	Low DenSity Threshold	MaxilllJlD Density	Mini-. or Area
25-50	ldu!lO acres	1 dul2 acres	70%
Greater than 50"	N/A	1 du/20	70%

All residential development proposals exceeding the low density" threshold sball be subject to the Hillside Management Performance Review Procedures and c:riteria found in AppendiX A on page III-S"9 f.f. of the Land Use Element of the :~untywide Plan.

(2) Density Transfer and Clustering: Density transfer and/or clustering from steeper slopes to more gently rolling level land is encouraged as a means of preserving the natural terrain, minimizing grading and" reducing exposure to natural hazards. Where a cluster concept is employed, development should minimize adverse visual impacts on neighboring residential uses.

(3) Open or Natural Area Standards:" The following provisions shall apply for the preservation of natural areas: A minimum of 70 percent of the Hillside Area to be included in a development proposal shall be retained in an open or natural condition.

Within these required natural areas, re-placement of v~getation required for fire suppression purposes or recreational riding

and hiking trails (requiring minimum grading) will be permitted.

(4) Contour grading and sensitivity to ridgelines shall be encouraged, including when necessary measures such as the provision of additional landscaping. The provision of buffer areas between new developments and the National Forest is also encouraged.

2. Agricultural Opportunity Areas

Parcels within identified Agricultural Opportunity. Areas may be developed for non-urban residential uses subject to the General Plan's conditions for Nonurban residential development, and shall not exceed a maximum density of one dwelling unit per two acres.

3. Non-Residential Uses In Non-Urban Areas

a) Location

(1) The proposed use should be located and designed so as not to conflict with established community land use and circulation patterns.

(2) The necessary publi~ services and infra-structure should be readily available.

(3) The proposed use should be located and designed so as to provide an appropriate buffer between potentially disruptive, polluting or hazardous uses and other existing development.

(4) The proposed use shall be located and designed so as to minimize the scenic, noise, and odor impacts on adjacent neighborhoods and other adjacent land uses.

(5) The proposed use shall be located in areas deemed suitable from an ecologic, geologic and topographic standpoint.

b) Access

(1) Access, egress and on-site parking should be prOVided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding land use patterns.

(2) The design and location of the project should insure that the transport of toxic, explosive, or hazardou·s substances will avoid existing residential communities.

c) Design

(1) The proposed site should be appropriately landscaped such that the development blends into the surrounding landscape as much as possible. Appropriate landscaping should include, whenever practical, materials appropriate to desert environs.

(2) The proposed site should be fenced, if appropriately necessary.

(3) Consideration should be given to appropriate hours of operation.

(4) Outdoor advertising should be designed in such a way as to minimize negative impacts on adjacent properties.

(5) If located in a hillside area, the proposed site should be designed so as to minimize necessary grading and to take advantage of existing hillside contours. The design should also minimize the scenic and geologic impacts of the project, particularly erosion and land slippage.

4. Non-Urban Residential Development Conditions

Residential proj~cts in Non-urban areas exceeding 1 dw~lling unit per 5 acres (up' to a maximum of 1 dwell.ing unit: per acre as may be permitted' by the Land Use Policy Map) can be aBproved subject to sUbstantial compliance with the following conditions:

(a) The proposed use wil~ not adversely affect local environmental quality 'or degrade significant natural resources such as sensitive habitat area~, riparian woodlands, and scenic vistas.

(b) The proposed use will not be detrimental to pub. lic health and safety because of hazardous or special conditions.

(c) The proposed use will not substantially contribute to the deterioration of air or water qU~lity.

(d) The proposed use, inaividual.ly or in combination wi th other existing and proposed use patterns, will not require extension or expansion of urban services and facilities. .

(e) The proposed use is conveniently accessible by paved road, and will not individually or in com-

bination with other existing and proposed use patterns, overburden existing non-urban roadways.

(f) The proposed use is served by water supplies and distribution facilities of sufficient capacity to meet anticipated domestic and fire .protection needs.

(g) The proposed use is compatible with the character of ,surrounding development patterns.

Required improvements related to the conditions stated above shall not be required to connection with a minor land division where the advisory agency finds that existing systems and improvements adequately serve adjacent developed parcels, unless such improvements are necessary for the development of parcels within the division of land.

S. Significant Ecological Areas

Each development proposed within a designated (or potential) SEA will be reviewed for compliance with the following de~ign criteria:

a) The development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas; ,

b) The development is designed to maintain water--bodies, watercourses, and their tTibutaries in a natural state;

c) The development is designed so that wildlife movement corridors (migratory paths) are left in a natural and undisturbed state;

d) The development retains sufficient natural vegtative cover and/or open spaces to buffer critical resour~e areas from the proposed use;

e) Where ~ecessary, fences or walls are provided to buffer important habitat areas from development;

f) Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources,. habitat areas or migratory paths; and

g) Clustering of structures is utilized where appropriate to assure compatibili:ty with the biotic, resources prese~t.

6. Unmapped Highway Oriented Commercial

Each development proposal seeking approval under the "Unmapped Highway Oriented commercial" provisions found in Section A of this Chapter shall be reviewed for compliance with the following design criteria:

a) Location

(1) The proposed use should be located on-freeways or major and secondary highways as shown on the Los Angeles County Highway Plan.

(2) The proposed use should be located and designed so as not to invade or disrupt sound existing residential neighborhoods nor conflict wi th established community land use, parking and circulation patterns.

(3) The necessary public services should be readily available.

b) Scale

(1) The scale of highway oriented commercial uses, in terms of acreage and permitted fl.oor area, should be limited to .that which can be justified by established needs. In most instances, such uses, individually or in aggregate, should no~ exceed 10 acres in size.

(2) The overall scale and intensity of proposed highway oriented commercial uses should be in be in keeping with the surrounding' neighborhood or community setting.

c) Design

(1) The site should be, to the extent possible, compact and regular in shape to minimize impacts upon adjacent non-commercial developments.

(2) The facility should be designed and operated in such a fashion as to minimize the negative impacts on adjacent lands.

d) Access and Traffic

(1) The design of the project should insure that anticipated traffic generation does not adversely affect conditions on adjacent streets and highways. Wherever possible, access from adjacent interior residential streets should be prohibited.

(2) Access, egress and on-site parking should be provided in- a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.

7. Unmapped Neighborhood,Commercial

Each development proposal seeking approval under the "Unmapped Neighborhood Commercial" provisions found in Section A of this Chapter shall be reviewed for compliance with the following design criteria:

a) Location

(1) The proposed use should be located on the major roadways or at communi ty focal points such as major intersections and established neighborhood shopping facilities •

(2) The proposed use should be located and designed so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns.

(3) The necessary public services should be readily available.

b) Scale

(1) The scale of local service uses, in. terms of acreage and permitted floor area, should be limited to that which can be justified by local communi ty and neighborhood" needs. In most instances, such uses, individually or in aggregate, should not exceed 5 acres in size.

(2) The height of proposed service facilities should not exceed the general profile established by existing uses, and should be in no event exceed that permitted in the neighboring residential development.

(3) The overall scal~ and 'intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting.

c) Design

(1) The site should be to the extent possible compact and regular, in shape to minimize impacts upon adjacent non-commercial developments.

(2) The facility should be designed and operated in such a fashion as to minimize the negative impacts upon adjacent land~:

(a) All outdoor lighting should be oriented away from adjaeent residential areas;

(b) All parking lot and loading areas shall be suitably screened from adjacent residences to minimize noise, fumes, etc.;

(c) The site should be landscaped so as to to cause it blend into the surrounding easily; area more

(d) Development of the site should reflect locally recognized architectural themes' and enhance overall community character;

(e) All roof. equipment should be screened from the view of adjacent residents.

(3) Local commercial signs and graphic . displays should generally be confined to the facade surface of the business establishment, and should not project above the roof line nor disrupt the architectural design of the structu·re.

(4) Fre~-standing signs should generally be discouraged, and permitted. only where they are determined to be aesthetically and functionally appropriate.

(S) Off-site signs should be prohibited.

d) Access and ~raffic

(1) The design of the project should insure that 'anticipated traffic generation does not adand hi,ghways. Whez::ever possible, access, from adjacent interior residential streets should be prohibited.

(2) Access, egress and on-site parking should be prOVided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.

CHAPTER VII. Action Programs

The following Action Programs are intended to· implement policies enumerated in Chapters IV and V of the Plan. They are in addition to the 'other Action Programs enumerated in Chapter VIII of the County of Los Angeles General Plan and focus on specific issues unique to the Antelope valley. (For a further discussion of the General Plan's Implementation strategy, please refer to Chapter VIII of the County of Los Angeles General Plan.)

Agriculture

For areas within "Agricultural opportunity Areas" designated on the Hazards and Resources Map: .

1.1 Conduct a study of the impacts of the California L~nd Conservation (Williamson) Act upon the agricultural community.

1.2 Sponsor "right to farm" legislation to protect existing producers from inappropriate nuisance lawsuits •.

1.3 Sponsor an ordinance which would require landowners who desire to construct non-agricultural structures or otherwise convert agricultural uses to non-agricultural uses to sign a convenant, p~ior to issuance of the needed building permits; preventing present and future landowners from seeking nuisance damages from properly maintained existing ag=~cultural operations.

1.4 Conduct a study of the use of such innovative techniques as "Transfers of Development Credits n and "Land Banks or Trusts n as aids in protecting existing agricu·ltural operations.

1.5 Monitor agricultural trends in the Antelope Valley and periodically reexamine the appropriateness and viability of development policies for "Agricultural opportunity Areas".

Biotic Resources

2.1 Conduct a study of the unique and rare biotic resources in the Mira Loma area (HE 1/4 of NE 1/4 of Section 15 T7N, R 13W) for possible designation as a Significant Ecological Area.

2.2 Adopt an ordinance to prohibit the harvesting of .Joshua or Juniper trees for fuel proposes or for transplantation out of their normal habitat area.

Circulation

3.1 Protect the rights-of-way for routes 48 and 138.

3.2 Continue to make truck counts along appropriate arterials in the Antelope valley.

3.3 Conduct a public transit demonstration program in the Antelope valley. If viable, public transit programs such as service for transit dependent (e.g., poor, elderly, or young) and those who desire an alternative to the private motor vehicle will then be considered.

3.4 Por tne Non-urban, flat land areas of the Valley, create a "Antelope valley Setback District: to protect a 50-foot setback along rural section lines and a 40-foot setback along rural quarter-section lines for the collector Street system referred to in policy 2.2 of-the Circulation Element.

3.5 In cooperation with Caltrans, the City of palmdale, the city of Los Angeles Department of Airports, and other affected agencies, study 'the feasibility and desirability of ,realigning State Highway 138 to coincide with or parallel Avenue P-8 through Pa11lfdale and report back to the Board with a recommendation. Purthermore, study the feasibility and ,desirability of protecting a 200-foot rightof-way along Avenue P-8 from the Antelope valley Preeway east to 50th Street East. (In~terdepartmental Engineering Commit~ee)

Recreation

4.1 Conduct a study of ways to meet local and regional recreation needs.

4.2 Establish a fund derived from monies from the sale of excess county-owned park lands in the Antelope valley, and use this fund for the purposes of acquisition, consolidation, upgrading, and development of local parks within the Antelope Valley. (Department of Parks and Recreation)

zen participation

5.1 Establish for the unincorporated areas of the Antelope valley a permanent Planning Advisory council consisting of local residents andlor property owners to "advise .the Los A~geles County Regional Planning Commission and Board of supervisors on planning matters affecting the Antelope Valley.

"5.2 Where a community desires, establish a Community Design Advisory Board consisting of commu~ nity residents and professionals to advise the County of Los Angeles on localized appearance and design issues.

5.3 Post notice of proposed demolition of any residential structure in the appropriate County Engineer's office 30 days prior to demolition to allow interested persons the opportunity to purchase such structure and move it, rather than destroy it.

Land Use compatibility

6.1 participate with the U.S. Air Force and other interested" parties in a· cooperative planning program (such as an Airport Land Use Compatibility Plan or an Air Installation Compatible Use Zone Study) to identify and resolve -potential land use conflicts in th~. vicinity of Edwards Air Force Base and USAF Plant 42.

6.2 Adopt new zoning ordinance sections relating to Rural Commercial and Industrial classifications to recognize and provide for the specialized needs of rural area residents and businesses.

0.3 Adopt a zoning ordinance amendment to allow for the expanded use of model homes in all developing areas of the Valley pursuant to a Conditional Use Permit.

Update and Implementation of the Plan

7.1 Monitor growth and development .of the Antelope valley, and periodically (at least every five years) prepare, in conjunction with a local citizen's advisory committee and with input from local cities, suggested revisions to this Plan as required to respond to unforseen changes or needs.

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7.2 Prepare programs for the implementation of other policies found within this Plan.

7.3 Prepare a Comprehensive Plan of Flood Control and Water Conservation, and appropriate imple-, rnentirig ordinances.

APPENDIX A

DESCRIPTIOIIS OF SIGJlIFICAIT ECOLOGICAL AREAS

Note: For discussion of the significance of S.E.A. Class categories. refer to County of Los Angeles General Plan Technical Supplement aE[a]•

S.E.A. '23

Santa Cl ara River

Resource 'Description: Soledad Canyon possesses several populations of the unarmored threespine stickleback (Gasterosteus acu1eatus wil1iamsoni). This species was formerly found in the I.os Angeles, San Gabriel, and Santa Ana Rivers. but is now restricted to the Santa Clara River and San Francisquito Canyon. For these reasons and due to threats to its habitat, it has been
. placed on the state and federal endangered species 1 ists. In the Santa Clara River, the unarmored threespine stickleback is limited to permanent streams and pools from the south of San Francisquito Canyon to the Ventura-Los Angeles County 1 ine and Lang to Arrastre Canyon.

The reason the unarmored threespine stickleback has been able to survive in the Santa Clara River is that its habitat has not been di sturbed. Thus, the Santa Cl ara River is a1 so unique in being the only major river draining the san Gabriel Mountains that has not been channelized. The vegetation consists of fresh water marsh, coastal sage scrub, oak woodland. and riparian woodland c_unities. This broad wash association is unlike that found in steeper mountain canyons, and is exceecsingly difficult to find in the Los Angeles basin. The trees serve as habitat for many raptorial bird species. The red-shoulder hawlc is restricted to this CCllllllUnity, and is becaning increasingly uncCllllllon in southern California due to habitat destruction. The National Audubon Society and others have expressed concern *for* its welfare.

The primary concern *for* the survival of the unarmored threespine stickleback is the loss of suitable habita.t. It requires clean. free flowing perennial streams and ponds surrounded by native vegetation. InteJ"lllittent areas connecting perennial strearas are also important during the wet season when surface water is present. The natural stream course and vegetation slow heavy run-off during the rainy season, decrease destruction and siltation of habitat in downstream areas, and provide habitat for migration between populations.

A buffer area has been designated *for* which potential develolJDent proposals should be regulated to prevent degradation of water qual ity in the Santa Clara River.

S.E.A 147

Edvards Air Force Base

This area contains botanical features that are unique and limited in distribution in Los Angeles County. They include a plant species, the Mojave spine flower (chorizanthe spinosa), presently a candidate for listing as a federally designated rare *or* endangered species. and the ollly good stands of mesquite (Prosopis glandulosa) in the County. In addition, the area possesses fine ex_ples of alkali sink and creosote bush scrub cOllllunities.

Chor1zanthe spinosa is a declining California endemic. Its range includes portions of the western Mojave Desert where it is found in dry, sandy, gravell, places fre- 2,500 to 3,500 feet. This species has a wide-spread scattered occurance across Edwards A ir Force Base SEA.

Mesquite is commonly found in washes and low places in the drier portions of southern California. However, this species is limited in Los Angeles" County. In many places where it does occur, stands are small and thin. The stands within this area are extensive and dense.

The area contains fine examples of creosote bush scrub, al kal i sink, and the transition vegetation between the two. Creosote bush scrub is a common plant cOllllllunity and covers the floors and lower slopes of southern California deserts. It consists of a shru~by vegetation dominated 'by creosote bush (Larrea tridentata), burrobush (Ambrosia dumosa), and brittle bush (.Encelia sp.). The alkali sink cOlllDunity is found in alkaline flats and low places with little or no drainage. The plants found here are adapted to salty soils. They include pickle-weed (Sa1;cornia sp.), saltbush (Atriplex sp .L, and saltgrass (Distichlis sp.). The flora and fauna making up this biotic cOlllDunity are unique to it and are not found outside this habitat.

S.E.,A H8

81g Rock Vash

Desert wash areas are important because they provide critical wildl ife habitat and migration corridors. and a means of seed dispersal *for* many desert p1 ants. In addition, they cDllllllonly possess a lIIuch greater diversity than surrounding areas, and are important to the stabil ity of lIIany desert ecosysteDs.

8ig Rock: Wash is a large and relatively undisturbed eXample of desert wash. Shadscale scrub, creosote bush scrub, and desert riparian plant cOllllunities are found within the area. The wash extends frOlll the san 6abrie1 Mountains out into the Mojave Desert. ,Many IIIOntane species have extended their range a short distance into the desert along the wash. The unique, ecological relationships created by"these extensions are of scientific interest to ecologists.

The diverse and cClllparatively dense pl ant growth found here provides concentrated nesting habitat for 1II0st desert avian species. In desert areas, habitat of this nature is found in washes onl)', and is tl\erefore limited in its availability.

In add Uion, the area supports a surprising. variety and abundance of lII ••• al s , The wash banks provide burrowing and denning areas for many species, and the wash vegetation provides necessar y coy er •

The use of 8ig Rock: Wash as a wildlife lIIigration corridor and as a llleans of plant seed dispersal is highly significant. In this manner, the area helps to maintain the floral and faunal diversity of surrounding areas. Furthermore, the wash terminates in a group of buttes. Dispersal of organisms into and "frClll the buttes is critical to their functioning as a reservoir of
biotic diversit,.

S.E.A. 149

L 1ttle Rock IIUIa

Desert washes are very illlportant ecological units because they provide essential lrildlife habitat and migration corridors, and a means of seed dispersal for lIIany desert plants. In addition, they are c •• only lIIuch lIore diverse than surrounding areas and are important to the stability of m.y desert ecosystells.

Little Rock Wash is the largest habitat of this type in the County. It contains shad scale scrub, creosote bush scrub and desert riparian habitats. The wash runs from the san Sabrie 1 Mountains out into the Mojave Desert. Many montane plant and animal species have extended· their distributions a short distance into the desert by way of the wash. The unique ecological relationships created by these extensions are of scientific interest to ecologists.

The diverse and comparatively dense vegetation found here provides concent~ated nesting habitat for a surprising nUlllber of bird species. In the desert, habitat of this nature is found in wash areas only and is therefore limited in its availability.

In addition, the area supports an illlpressive variety and abundance of-llIaJl11lal s, The arroyo bank prov ides burrowing and denning areas *for* llIany species and the wash vegetation prov ides neces-
sry cover.

The use of Little Rock Wash as a wildlife llIigration corridor and a means of plant dispersal is of great ecological illlportance. This function helps to maintain the floral and faunal species COlllp lement in the sur.round ing areas.

s.E.A. 150

Ros •••• Late

RoSalllOnd Lake is the best ex_ple of the shadscale scrub and at kal i sink biotic cOlll8lunities in Los Angeles tounty. It is al so the southern-most extension of the Great Basin kangaroo rat (Dipoeors llIiCrop5), and is therefore of scientific value. This species and the shadscale scrub plant cOllDunity are uncOIIIIlon in California south of the Owens Valley.

The shadscale scrub plant cOlIIDunity is found in heavy soils with underlying hardpan, between 3,000. and 6,000 feet elevation. Vegetation consists of low shrubs including llIany .uncOllllllon species generally found only 1n the extreme northern Mojave Desert and Owens Valley. 1'\:le alkali sink plant co.-un1ty is pr1lll~i1y CQlPosed of a half dozen salt tolerant species, and presents a ratber barren landscape. It can be found on or near sal~ pans throughout the Mojave Desert.

The Great 8asin kangaroo rat has a range covering most of Nevada and portions oftal1fornia, Oregan, Idaho, Utah, and Arizona. The population at Ros.-ond Lake is geographically isolated and shOuld be preserYed for scientific study. In addition, it is one of the few places this .species is known to occur in southern Ca11fornia and the only kno~n. 10ca11ty in Los Angeles
County.

The Rosuond Lake SEA al so contains in its southwest extreme one of the most unique wildl ife habitats in the Antelope Yaney - Piute Ponds.

The secondarl1y treated sewage discharged froII the L. A. County Sanitation District 14 has created approxlllately 320 acres of wetl ands which support nllllerous species of wildlife, especially birds. OYer 160 bird species have been recorded for the Ponds, some of these birds being recorded in onl, one or two other localities within the state or even the lhlited States.

The Ponds provide excellent wintering grounds for large numbers of waterfowl. ParticularJ, prevalent are Pintal1s, Tenia, Shovelers, Ruddy Ducles, Snow Geese and Canada Geese, as well as breeding and nesting grounds for non-g.-e .igratory birds like yellow headed blackbirds, Tedwinged blackbirds, ce:-Ol'I yellow throat, and yellow rllllped warblers.

These ponds have been identified by both Edwards AFB and the State of California Departlllent of Fish and Game as a valuable wildlife refuge and wetland area. The California Department of Fish and Gillie has noted that these ponds are critically important to migratory waterfowl in that they provide one of the few areas of suitable habitat along the migration route east to the Sierra Nevadas and south into the Imperial Valley and Mexico.

S.E.A. 151

SacidleblCk Butte State Park

This area possesses important desert butte habitat. In addition, it includes most of Saddleback Butte State Park and is the only one of its kind that is currently protected frOlll develop-
ment.

In general, desert buttes maintain increased biological diversity over surrounding areas and possess ecological importance as vital habitat to many desert-dwell ing species. In add it ion, they serve as critical refuges for lRany biological resources that are disappearing in the County due to urban and agricultural expansion. These functior.s can continue for Saddleback Butte as long as its integrity is maintained. The buffer zone is important for this purpose.

The area also possesses valuable resources of its own. These include undisturbed examples of desert wildflower hab itat, Joshua tree wood 1 and, creosote bush scrub and desert wash. The Mojave ground squirrel, an officially recogniZed rare species, inhabits the area.

S.E.A. 152

Alp1ae Butte

Increased biotic diversity over surrounding areas and ecological illportance as vital habitat to many desert-dwell ing species are general characteristics of des(!rt buttes. In addition, they often possess biological resources that are decl ining in Los Angeles County due to increased agricultural and urban development.

Alpine Butte is the least disturbed butte habitat in the County. It contains excellent stands of Joshua. tree woodland and creosote bush scrub. Impressive desert wildflower habitat, now disappearing in the County, is al so found in the area.

The nUlllber of species present· in butte areas is high. Thh is the result of an increased nUlllber of niches available. Sand frCIII the surrounding deser.t floor is carried by wind up. into the buttes, creating a lIixture of sandy and rocky habitats. This permits both sand and rock-inhabiting plant and anillal species to occur in a very local ized area.

To many wide-ranging animals, buttes are critical habitat. Many birds of prey use tbe buttes for roosting and nesting. Several large .lIi111l1al species, which forage in outlying areas, use buttes for denning sites and cover. Vitbout buttes, these species could not exist in lIany regions of the desert.

This area is potential habitat for the Mojave ground squirrel. This species, once locally cOlllDon in Los Angeles County, is now officially recognized as rare by the State DepartJDent of Fish and Game. The status of the Mojave ground squirrel at Alpine Butte should be detel"lllined. If this species is present, the area should be reclassified as Class 1.

Like the Mojave ground s·quirrel, many bi.olog ical resources are decl ining in the County's desert regions. Most of these resources are now CCllllllon only on the buttes and ilDDediately surroundinglands. Preservation of these areas is essential for the maintenance of biotic diversity in the County.

S.E.A. IS3

Lonjoy Butte

In general, desert buttes possess increased biotic diversity over surrounding areas and ecological importance as v ital habitat to many desert-<lwell ing species. In add ition, they serve as critical refuges for many biological resources that are now disappearing in Los Angeles County due to increased urban and agricu1 tura1 development.

Lovejoy Butte contains Joshua tree woodland and creosote bush scrub vegetation. On buttes. these COlllDunities often have a more diverse flora and fauna than the desert floor. This is the result of an increase in the number of niches available. Wind-blown sand from the desert floor settles in the buttes, creating a mixture of both rocky and sandy habitats. This permits rock as well as sand-dwelling species to occur in a very localized area.

Desert buttes are critical habitat to many birds of prey and large m •• ats, These wide-ranging species forage in the surrounding desert areas, but use the buttes as essential roosting .• nesting. denning and .refuge areas.

Most buttes in the County are potential habitat for the Moj ave ground squirrel. This rare species is officially recognized by the California Department of Fish a~ Game. Once fairly c ••• on in localized areas. increased urban and agriCUltural development have caused its dec1 ine. This species' status at Lovejoy 8utte should be detel"lllined. If it is present. tbe area should be reclassified into Class 1.

Like the Mojave ground squirrel, lIany biological resources are declining in the County's desert lands. Most of these resources are now cOllllon only in buttes and iaaediatelyadjacent areas. Preservation of these lands is essential for the lIaintenanu of biotic diversity in the County.

SeE.A. JS4

Piute Butte

Desert buttes are generally characterized as having increased biotic diversity over surrounding areas and are ecologically important as vital habitat to many desert-dwelling species. Additionally. they serve as critical remnants of lIIany biological resources that have been diIDin-" isbed 111 Los Angeles County by urban and agricultural expansion.

o.
Joshua tree woodland and creosote bush scrub are found on Piute Butte. In butte areas. these c~unities coaDonly possess a more diverse flora and fauna than the desert floor. ,This is due to an increased nUllber of niches. Wind carries sand frCIII the desert floor up onto the buttes. creating a mixture of sandy and rocky habitats. This allows both sand and rock-dwelling plant and animal species to exist in a very localized area.

To lIany wide-ranging birds of prey arid large lIar111lals. desert buttes are critical habitat. These animals forage in the surrounding areas but use the buttes *for* roosting. nesting. denning and refuge. Without the buttes these species would not be present in many regions of the desert.

Many of the buttes in Los Angeles County are potential habitat *for* an officially recognized rare species. the Moj ave ground squirrel. Thi s species was once fa irl y coamon in butte areas in the County. However. accelerated urban and agricultural expansion has caused it to decl ine. Its status at Piute Butte sho uld be invest igated. Thi s spec ies' presence would require the area to be reclassified as Class 1.

As in the case of the Mojave ground squirrel. many biological resources are declining in the County's desert lands. Most of these resources are now cOllllon only on buttes and in areas immediately surrounding them. Preservation of these areas is essential *for the* maintenance of biotic diversity in the County.

S.E.A. ISS

The Desert-Montane ~ansect possesses vegetation types that are representatives of the transition between the **Desert-Montane Transect** Mojave Desert and the northern slopes of the San Gabriel Mountains. The COIl': bination of desert and montane habitats makes this one of the 1I0st diverse areas in the County. and one of the largest undisturbed areiS outside the Angeles Nat:ionaf Forest.

Desert cOllllun1ties incl ucle creosote bush scrub. sagebrush scrub and Joshua tree wood 1 and. Creosote bush scrub is found on the desert floor and in the butte areas. Sagebrush sCrub and Joshua tree woodland are found above the floor in the broad alluvial fans and at the base of the roclcy foothil,ls. The sagebrush scrub e •• unity is limited in distribution in southern California. Pinyon-juniper woodland and desert chaparral habitats are found in the foothills and the lower lIlOuntain slopes. At higher elevations a mixed conifer forest occurs, with Jeffrey pine, ponderosa pine ~d big-cone spruce as the dominants.

Despite tbe CoaDonness of 1Il0st of these cClaIun1ties" the area. is ,very valuable because it is the only site where these cOllllllunities can be found in an uninterrupted band running froa: the crest of the San Gabriels to a desert butte. This feature creates an outstanding opportl.:nity for educational use and scientific research. Preservation of this area will also serve as a reservoir of diversity to lIlaintain tbe diversity of surrounding desert, foothill and lIOuntain ecosystems.

The area is relatiYely large and the precise locations of its 1I0st unique resources are not tnown. For this re&SCI'l" the priority group assigned to it reflects only the Yalue of the area as a lleans to preserve diversity. However, *further* studies should be conducted to determine the exact location of the lIore unique resources. Areas containing sagebrush scrub should be identified and placed in Class 2. Additional highly valuable resources should be identified and rated accord in91y.

S.£.1. 1S6

Ritter Ridge

The vegetation 011 Ritter Ridge is a cross-section of several unspoil.ed habitats of the desert and foothills. It has one of the finest Illixed stands of Joshua trees and California junipers in the County. It is also an excellent area for wildlife and possesses a rich fauna.

Ritter Ridge lies between the Sierra Pe10na foothills and the Antelope Valley. The vegetation grades frOlll creosote bush scrub in the desert floor into an excellent Joshua tree woodland and California juniper association on the northern slopes. On the higher northern slopes and on the south-facing slopes are fine examples of desert chaparral. This is an excellent combination of desert and foothill pl ant species and Illakes the area val uab1e for educational and sci-

entific reasons.

Ninety-seven resident vertebrate species have been recorded from the ridge. These include twenty-five lll_a1s. fifty-three bil"ds and nineteen reptiles. The area is also known as an

important refuge for Illigratory birds.

S.E.1. 157

Fai'l'llOBt uri ADtel. Buttes

In general, desert buttes" possess increased biotic diversity over surrounding areas. This is due to a high nUlllber of niches created.by the Illixing of sandy and rocty habitats. These areas are also vital habitat t0 Illany wide ranging species ,",ich forage in outlying habitat, but use the buttes for. nesting, roosting, denning and refuge. In addition, they often possess biological resources that are declining in Los ADgeles County due to accelerated agricultural "and urban development. However, there are additional features whicb Illake the Fairmont and Antelope

Buttes valuable.

These buttes are the Illost westerly habitat of this type in the Mojave Desert. Due to the non.unifOl'lll dis~1bution of species and the proxilllity of these buttes to the San Gabriel Mountains. the species cOlllpositi:on on tbeIll is likely to be different· tban that found On other butte habitats in the desert. The unique ecological relationships created by' these features are of

scientific interest.

The buttes also serve as concentrated wintering grounds for birds of prey. They provide excellent roosting sites surrounded by cultivated fields which support a plentiful food supply of rodents, rabbits and hares; Concentrated raptor habitat of this type is uncoaaon in Los

Angeles Couaty.

s.E.A. 158

Portal Ridge/Liebre Mountain

The Portal Ridge/Liebre Mountain area is in close proximity to the Mojave Desert. the San Gabriel Mountains and the Tehachapi Foothills. This position. at the intersection of three major geographical regions bas produced the most diverse and unique flora found in the County. The area contains ten distinct plant coaaun1ties, representing the transition between desert,

foothill and montane environments. The diversity of the area is further enhanced by the pres-, ence of lDany northern spec tes , sOlDe of which are rare in the County. reaching their southern limit here.

Foothill woodland is an uncOlDlllon plant community that occurs in this area. It contains parlelands of both bl ue oalc (Quercus douglasii) and valley oale {Q. lobata). and digger pine woodland (Pinus sabinians). This community is more common in northern and central California where it occurs along foothill and valley borders in the inner Coastal Ranges and western foothills of the Sierra Nevada. The distribution of this cOIllIlIunity extends south through the Techachapi Mountains to the San Gabriel Mountains to reach its southern 1 illlit on Portal RidgelL iebre Mountain. This is the only place this community is found in the County. Silllilarly. several of the ccmponent species including blue oale. digger pine and California buckeye reach their southern 1 illlitshere and are found nowhere el se in the County.

On the lower slopes and in the valleys south of the main ridgeline. southern oale woodland. valley grassland. riparian woodland and coastal sage scrub can be found. Higher slopes and ridgetops are covered with chaparral and ye 11ow-pine forest. On the north-facing slopes. which are under desert influences. pinyon-juniper woodland habitat is present. Joshua tree woodland or sagebrush scrub cover the lower desert hillsides in the area. All of these cDamunities are relatively cOlDlDon.in the County with the exception of sagebrush scrUb. This community. dominated by great basin sage (Artemisia tridentata). is not cOlDlDon in California south of the Owens Valley. Populations in southern tal ifornia are probably rel icts from an earl ier time when the community extended much further south than it does today. Despite the cOllllllonness of most of the plant communities present. this area is very valuable because it possesses such a concentrated diversity of vegetation types. This creates an outstanding opportunity for "educational use. nature study and scientific research.

The Portal Ridgell iebre Mountain area is relatively 1 arge. and the precise locations of its IIOst unique resources are llot Ienown. For this reason. the priority group assigned to it reflects only the value of the entire area for scientific research. However, further studies should be conducted to determine the exact location of the 1II0re unique resources within the area. Those containing sagebrush scrub should be identified and placed in Class 2. Foothill woodl~ habitat should also be set" apart and given a Class 3 rating. Additional highly valuable resources should be identified and rated as they are found. Enough of the area should be preserved so that the interface between the cOllllllunities can be maintained.

S.E.A. 159

Tebaclaapi FootJlills

The grassy. south-facing slopes of these hills are one of the best foothill wildflower" sites in southern California. In addition. the area is located at the junction of the Mojave Desert. the transverse ranges and the Tehachapi Mountains and possesses floral and faunal cOIlponents freD each region. As a result, the area is extrt!lllely diverse and contains lIany unique ecological relationships of scientific val ue.

The' herb 1 and vegetation of the area consists prillarily of herbs and forbs. Characteristic plant species include buttercup. poppy, owl" s clover and llIany species of sunflowers. Spectacular wildflower displays are ce-on here.

several other plant cOllllUl'lities are found "in the area. These include chaparral, riparian woodland, foothill woodland. southern oak woodland and valley grassland. this variety of habitats and the overlap of mountain and desert influences make the area very valuable.

S.E.A. 160

Joshua Tree Woodland Habitat

This area supports an excellent eXaJIlp1e of Joshua tree woodland habitat. Due, to accelerated agricultural and urban expansion in the" County's desert regions. large dense stands of this habitat are becoming scarce, especially in the western Antelope Valley.

Joshua tree woodl and occurs between 2500-4000 feet from the extreme western end to the extreme eastern end of the Mojave Desert. The dominant species is Joshua tree. which reaches heights of 5 to 12 meters. Other COllDon species include Mojave yucca, sage. box-thorn and buckwheat.

S.E-A. 161

Kentucky Springs

This area contains the best stand of great basin sage (Arte~isia tridentata) retIIaining in Los Angeles County, and is one of the best in southern California. In addition. this stand and others in the County support a distinct subspecies of great basin sage (Ae t. parishi1), and are of scientific interest *for* the study of geographic variation.

Although great basin sage is widespread in the western states, it is very limited in southern California. It is infrequently found frClll San Diego County north along the western edges of the deserts to the Sierra Nevada. In Los Angeles County it is known only from a few isolated locations in the Santa ~l ara River Valley and the Antelope Yaney. These are probably rel ics frOll an earlier time when the community covered much of southern California.

Mira Lc:.a (PoteaUal SEA)

In the late 1950~s entomologists from the University of california, Berkeley. encountered four species of longho.·1i woodboring beetle (Coleoptera: Ceramycidae) in the genus (Crossid1us) microsympatrically distributed over a small (+40 acres) area of Sagebrush/Rabb1tbrush SCrub near the Mira LCJlla dQt~ntion facil ity at Avenue I and 60th Street West.

The four species of (Crossidius) - (C. disoideus). (C. suturalis 1I1nutivestis), (C. coral inus ascendens). and (C.II. 1I0javensis) - occupy very similar niches in the ecosystem. feeding as lal-vea upon the lIain roots of woody cOllposUe shrubs (Asteracea) and. as adults, upon the blos· SCllls of the larval hosts. Studies have shown that each species utilizes a different larval host plant, and that slight differences in the timing of adult emergences minillize competition

during blossClll feeding.

The site then, by virtue of the sympatric distribution of 4 species of (Crossidius). a situation not known to occur anywhere else in the range of the genus, creating a veritable lIini-1ab of cOllpetition. stratification. and resource partitioning. is unique and rare in southern cali-

fornia.

Further, one of the Species (aoj avensi s) was proposed for incl usion on the Federal registry of Rare and Endangered species (this has been deferred for further study), and two others are not known to occur outside of the Antelope Valley. and are rare and rather spottily distributed

therein.

These resources should be studied further for potential inclusion of the site. as an SEA.

Chapter IV is a statement of pol icies appl icable to specific cOlIIIlunities throughout the Antelope Valley. A summary of these special policies follows:

APPENDIX B

A. A Rural ee.-unity. future growth should be of an -Infi1l- nature, consistent with existing ce-Dunity character and service levels.

B. Coaaercial/industrial Areas:

1. Future construction should reflect an ·Early California· or -Ranch Style- architecture.

2. Ce-Dercially designated properties may be developed to residential uses to the following max1mlll densities:

SOUTH MESA AREA

(a) within the Village (the area designated as ·Urban 1-, ·C· or -M- located adjacent to or southerly of the Acton School)', 3.3 dwelling units per acre.

(b) all other areas. 1 dwelling unit per acre

3. All advertising signs should be limited to a maximUlll height of 35 feet above grade.

C. Clustering (and transfers of density) on a project is encouraged to reduce grading or service impacts and to result in a better project design. However. the minimum parcel size should not be less than one acre in size. except in unusual circumstances •

. D. All future development shan be limited to a maximum of tva stories (exclusive of appurtenant structures).

E. All local streets-except those in the ·Village· and the adjacent Industrial areas-shall be. subject to app1ica~le Fire Department access requirements. limited to a maximum paved width of 28 feet with appropriate graded or paved inverted shoulders. Curbs. gutters and sidewal ks will not be required if an acceptable al ternative can be developed to the satisfaction of the Road Coaaissioner to separate vehicular and pedestrian traffic.

CRYSTALAIRE

A. A Rur!l eo.munity. future growth should be of an ·Infill· nature consistent with exist-iag co-.unity character and se1"Yice levels.

ELBADO

A. All interior local streets shall. subject to Fire Department access requiresaents. be ll11ited to a aax"" paved vidth of 28 feet vitti appropriate graded shoulders. Curbs, gutters. street lights and val ts vill not be required.

p.
B. Decorative walls shall be required to buffer areas designated *for* residential use from neighboring commercial/industrial areas.

GORMAN

A. A Rural Coanunity. future growth should be of an -lnfill- nature. consistent with existing cOllllluni~y character and service levels. Since this is an area adjac~nt to an emerging regional recreation area. the provision of visitor services and accommodations may be appropriate.

&REEl YAWl

A. A Rural CoaIDunity. future growth should be of an -lnfll1- nature" consistent with existing cOllllunity character and service levels.

B. Coaaercially designated lands should be limited to those uses fulfilling local needs.

JUlfIFER HIW

A. Plan policy discourages the establ ishment of. or retention of" cODlercial or industrial uses.

B. Future local streets should be limited to a maximllD ded icated width of 40 feet with 24 feet of paving (exclusive of needed slope easements). Within 50 feet of the centerline of such streets. no new structure shall be built. and within 30 feet of centerline .of such streets. no obstruction. including fences and vegeta:tion.· shall be pel"ll1tted which would interfere with a driver's vision between street traffic and adjoining driveway traffic.

C. A Rural CoaIIlIunity" future growth should be of an -lnfi11- nature. consistent with existing cDllllunity

LAKE HUGHES-ELIZABETH LAKE character and service levels.

D. ee-ercially designated (and zoned) properties should be permitted to develop to residential uses (maxillUDl density: 1 d.u./per acre). Additionally. no structure should exceed a' height of Z stories.

L£_ YALLET

A. A Rural CoaIllunity. future growth should be of an -lnf111[8] nature. consistent with existing c..-unity character and service levels.

B. Curbs. gutters and sidewal ks should not be required if a suitable alternative can be developed to the satisfaction of the Departllent of Publ ic works.

C. Future local street improvements should be limited to a maxim. paved width of 24 feet (not including shoulders).

D. Street lights should be shielded to reflect away frOll adjacent res1dences.

LITTLERlCl

A. A Rural CoIRun1t.Y. future growth should be of an 8Inf111[8] nature" consistent w1th existing cOllllllunity character and service levels.

8. New residential uses should not exceed a height of 35 feet.

C. Future commercial uses should reflect a ·Western· style motif.

D. Street improvements should consist of 24 feet of paving with unpaved shoulders •. Street lights should be provided only along important highways *or* at major in~ersections, and should be hooded to minimize the impact upon adjacent residences.

PEARBlOS$lI(

A. A Rural Community, future growth should be of an ·Infill· nature consistent wi~h existing coamunity character and service levels.

QUAm HILL

A. Future development of commercially and industrially designated areas should:

(1) be limited to locally serving commercial or industrial uses

(2) !!!!l be developed to residential uses

(3) be in keeping with an -.Early California- *or* -Early Western- motif.

8. Off-site outdoor advertising signs should be prohibited.

C. Urban residential areas should be closely controlled to insure retention of the semirural community character.

(1) Areas designated as -Urban 2...0- shall be limited to a maxi ••• density· of 4 dwelling units per acre (gross) unless a development proposal adequately addresses the following design standards, in which case the project will be eligible for a maximUDl of 6.6 units 'Per acre:

(a) where they exist. long narrow parcel s should be cCllllbined.

(b) multiple unit structures should be designed to resemble single falll11y hCllles including:

(1) s 1 opi ng eaves and roofs,

(i1) setting the second story of a two-story buHding back an. appropriate distance fraa the fron·t of the building to reduce v isua 1 impacts,

(iii) concealed· parking (including garage doors when necessary),

(iv) the provision of two (2) covered parking spaces (resident) plus one quarter *(1/4)* uncovered space (guest) per unit,

(y) no open parlcing in front of the structure,

(vi) extensive landscaping

(2) Areas designated as -Urban 3-D- .shall be limited to a maximUlll density of 10 dwelling units per gross acre unless a development proposal adequately addresses the following design standards, in which case the project will be eligible for a maxillua of 15 units per acre:

q.

(a) where they exist, long narrow parcels should be combined,

(b) multiple unit structures should be designed to reseBble single family haaes including:

(1) sloping eaves and roofs,

(i1) setting "the second story of a two·story building back an appro· pr1ate distance fr(lll the front of the building to reduce visual impacts,

(ii1) concealed parking (including garage doors when necessary),

(iy) the prowision of two (2) covered parking spaces (resident) plus one quarter *(1/4)* uncovered space (guest) per unit,

(v) no open pricing in front of the structU1"e,

(yi) extensive landscaping

(3) All areas designated as ·Urban 2--0-, ·Urban I· and ·Urban 1 *(112)*- shall lIaintain a front yard setba:1c of 30 feet •

. (4) All resident1al structures should be limited to a lIax1m. of two stories (not in· cluding roof appurtenances) 1n height.

(5) Whereyer possible, new residential subdivisions should avoid the use of "continv-" ous block walls along street frontages. Double frontage lots should al so be avoided, ~reyer possible.

D. Street illPl"ovetaents should be limited to the necessary paving and draiaage structures. Curbs, gutters and sidewal ks would not be required unless a special need exists to respond to drainage or traffic safety concerns.

E. Future dewelo ••• ent projects will be 1"equired to retain on site any significant increase in" ston waters that might result fr(lll the construction of the proposed project, and to protect the property frell other f1 GOd hazards.

F. Destruction of existing Joshua and Juniper Trees should be avoided.

_nwCE

A. A Rural ee-unity, future growth should be of an -lnfill· n~ture, consistent with exist· ing c~un1ty character and service lewels.

B. All futu1"e local streets should be lillited to a maxim •• dedicated width of 40 feet with 24 feet of pay 1ng (not incl uding shoulders). Within 50 feet of the centerline .of such streets, no new

structure shall be built, and within 30 feet of the centerline of such streets, no obstruction, including fences and vegetation, shall be pe1"IIitted which would interfere with a driver's vision between street traffic and adjoining driveway traffic. Curbs, gutters and sidewalks will not be required if a suitable alternative can be found to the' satisfaction of the Departllent of PUblic Worts. Street lighting should be shielded to reflect away fraa adjacent residents.

r.

8. Decorative blod wall s sball be required along cOllIllon property 1 ines where residential uses abut ill1ustri al uses.

C •• Home occupations· will be permitted within existing residences.

-Whtte Fence Fa ••• s

A. Subject to applicable Fire Department requirements. all future street improvements are to be limited to a maxim. width of 28 feet with appropriate graded shoulders. Curbs. gutters and sidewalks will not be required. if an acceptable alternative can be developed. Perimeter highways around the cOIIIllunity shall continue to be developed to County standards.

8. Street ligbts. where provided. shall be hooded to reflect light away from adjacent haaes.

C. Hobbies and .hoIIIe occupations· lIdlich reflect and maintain rural and independent 1 ifestyles will be pe~itted within existing residences.

WRIGHTWOOD

A. A Rural eo-unity associated with an emerging recreational area. future development may occur in a pattern consistent with the adjacent existing COIIIllunity character and service levels. The provision of visitor services and accOllIllodations lIIay also be appropriate.