

SIGNIFICANT ECOLOGICAL AREAS (SEA)

SEAs are ecologically important land and water systems that are valuable to plant or animal communities and help preserve biological diversity. A Conditional Use Permit (CUP) or other permit is required for any development, unless exempted. For more information on SEAs visit the Antelope Valley One-Stop Center or visit LA County’s SEA program page located within the Department’s webpage. <https://rb.gy/u9wcu7>

Local vegetation

Removal of vegetation or trees with a SEA may be prohibited or require a permit. Also, many CSD’s limit the amount of vegetation or trees that can be removed and may require a CUP. Some of the limitations include requiring a permit where more than 10% of native vegetation is removed or requiring a vegetation conservation buffer along a public or private street.

Oak Trees

Cutting, removing, or inflicting damage to any part of an oak tree, or encroaching into the protected zone of an oak tree, requires an Oak Tree Permit from LA County Planning. In certain cases, an Emergency Oak Tree Permit (EOTP) may be issued by the Forestry Division of the Fire Department.

Joshua Trees

Cutting, removing, or inflicting damage to a Joshua tree, or encroaching into the protected zone of a Joshua tree, may require an “Incidental Take Permit” from the California Department of Fish and Wildlife (CDFW). For more information on the permit process contact the CDFW at their website: wildlife.ca.gov

If the Joshua tree is located within an SEA, it may require a permit from LA County Planning.

To check if your development requires a Permit, please contact LA County Planning staff at the Antelope Valley One-Stop Center.

FREQUENTLY ASKED QUESTIONS

1. Can I place a mobile/manufactured/modular home on a vacant parcel and live in it? Yes, if built under the Construction and Safety Standards Act of 1976, meets development and size standards, and after obtaining all approvals and permits.

2. Can I place a Recreational Vehicle (RV) or travel trailer on any vacant lot and live in it? No, RVs and other types of travel trailers are not permitted as permanent or temporary residence on vacant lots.

3. Can I store materials, debris, vehicles, or other personal items on a vacant parcel? No, only parcels zoned Industrial may be used for storage under certain conditions.

4. Can I operate any commercial or industrial business from a Residential or Agricultural zoned parcel? No, commercial or industrial businesses are not permitted in residential or agricultural zones. Certain home-based occupations listed in the residential or agricultural zones or within some CSDs may be permitted.

For more frequently asked questions visit: <https://planning.lacounty.gov/faqs/>

To check if your property is within a CSD, SEA, or Hillside Management Area, visit the Antelope Valley One Stop-Center or visit Regional Planning’s GIS-NET Interactive Mapping Application.

LA County Planning: <https://planning.lacounty.gov>

For more information contact LA County Planning via email at northcounty@planning.lacounty.gov

   @LACDRP • planning.lacounty.gov

Owning property in unincorporated Antelope Valley provides a wonderful opportunity to live and work in one of many communities in the Northern LA County region. This opportunity comes with the responsibility to ensure any construction or development complies with applicable codes.

Before building, removing vegetation or trees, grading, or bringing equipment onto a property, familiarize yourself with the different regulations that guide development and building in unincorporated Antelope Valley.

Understanding what regulations apply to your property will help expedite the development process, avoid unnecessary costs, and prevent violations of the County Code, or in some cases State regulations.



Office Location and Contacts
Antelope Valley One-Stop Center
335A East Avenue K6, Lancaster, CA 93535

LA County Planning	(213) 974-6411
Building and Safety	(661) 524-2390
Fire Department	(661) 949-6319
Public Health	(661) 471-4880

Before visiting the office, call and verify each Department’s hours of availability.

REGULATIONS

The Antelope Valley Area Plan is the blueprint for development and conservation in unincorporated Antelope Valley. The Plan contains Goals and Policies that guide development and protect open space and the rural character of the region.

The Zoning Code (Title 22) regulates the use of land, and the types of uses permitted. Zoning regulations include things like building height, setbacks, and parking requirements.

The Building, Health, and Fire Codes regulate construction and verify things like structural standards, adequate fire prevention, and sewage disposal.

State laws regulate activities such as grading or removal of vegetation near a stream or wetland, and Joshua Tree protections.

COMMUNITY STANDARDS DISTRICT (CSD)

Community Standards District's (CSD) supplement the basic zone requirements and have community-specific zoning regulations for things like fences, architectural styles, and vegetation conservation to help protect a community's character.

Existing CSDs include:

- Acton
- Aqua Dulce
- Elizabeth Lake and Lake Hughes
- Green Valley
- Lake Los Angeles
- Leona Valley
- Juniper Hills
- Pearblossom
- Southeast Antelope Valley (Littlerock/Sun Village)
- Three Points-Liebre Mountain

For more information about the CSDs, visit the **Community Standards District Section of the Zoning Code** (<https://rb.gy/7lw4re>) or contact staff at the **Antelope Valley One-Stop Center**

BASIC DEVELOPMENT REQUIREMENTS

Grading

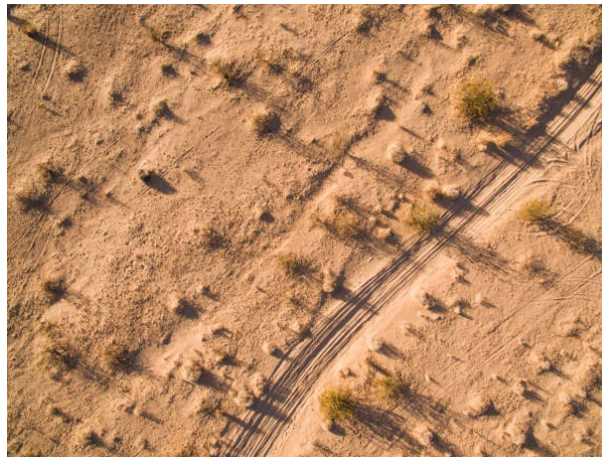
Grading is regulated by LA County Planning and Public Works. Prior to doing any grading, contact Public Works, Building and Safety at the Antelope Valley One-Stop Center.

Properties located within a CSD, Significant Ecological Area (SEA) or Hillside Management Area (HMA) have different thresholds and limitations on the amount of grading and may require additional permits.

The type of approval or permit required depends on the amount of grading, type and amount of vegetation removed, and proximity to a sensitive resource area, stream, or wetland. In some cases, the State Regional Water Quality Control Board and the State Department of Fish and Wildlife are also consulted.

Access

Many properties in the Antelope Valley do not have direct access from a public or private street. Some properties are accessed by private easements or dirt roads without a legal easement. To avoid unnecessary complications due to lack of access, a property owner should verify proof of legal and physical access with a Title Company.



LA County Planning, Public Works, and/or the Fire Department may require proof of legal and/or physical access prior to the issuance of any approvals or permits.

Water

Building on vacant land requires a water source. Your water source may be from a public water line or an on-site water well. Another option is a shared water well. A shared water well requires review and approval by LA County Planning and Public Health.

Commercial and industrial buildings may have additional water requirements. For specific water requirements, please contact the LA County Departments of Public Health and Fire at the Antelope Valley One-Stop Center.

To find out if a water company serves your property, contact the L.A County Waterworks District at (661) 940-9270.

Sewer

To build on vacant land, you need an on-site septic system or access to a public sewer line. A septic system requires approval from the LA County Departments of Public Health and Public Works. For specific requirements, please contact the Department of Public Health at the Antelope Valley One-Stop Center.

Electricity

Residential, commercial, and industrial buildings require at least one reliable source of power. For more information, contact the Fire Department and Public Works Building and Safety at the Antelope Valley One-Stop Center.

HILLSIDE MANAGEMENT AREAS (HMA)

An HMA is an area of land with 25% or greater natural slopes. HMA regulations preserve and protect the physical integrity and scenic value of hillside areas.

A Conditional Use Permit (CUP) may be required where grading exceeds 15,000 cubic yards or as indicated in a CSD. To check if your property is within an HMA, contact staff at the Antelope Valley One-Stop Center or visit Regional Planning's GIS-NET Interactive Mapping Application