

## 3. Project Description

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### 3.1 PROJECT LOCATION

The area subject to the Proposed Antelope Valley Area Plan Update (Project Area) is located in the northern part of Los Angeles County, covering approximately 1,800 square miles. The Project Area includes over two dozen unincorporated communities, and borders Ventura County to the west, Kern County to the north, San Bernardino County to the east, and the Cities of Santa Clarita, Los Angeles, Pasadena, Sierra Madre, Duarte, Azusa, and Glendora to the south. The Project Area excludes the incorporated cities of Lancaster and Palmdale, which are surrounded by the Project Area. California Interstate 5 (I-5) and State Route 14 (SR-14) connects the Project Area to the Santa Clarita Valley to the southwest. The southern portion of the Project Area, which contains the San Gabriel Mountains, is directly north of the San Gabriel Valley. The regional location of Los Angeles County and the Project Area is shown in Figure 3-1, *Regional Vicinity Map*.

The Project Area includes only the unincorporated areas of the Antelope Valley Region. These unincorporated areas contain large amounts of sparsely populated land and include the Angeles National Forest, part of the Los Padres National Forest, and part of the Mojave Desert. As shown in Figure 3-2, *Unincorporated Areas of Los Angeles County*, the Project Area surrounds, and therefore excludes, the cities of Lancaster and Palmdale.

### 3.2 STATEMENT OF OBJECTIVES

As identified in the proposed Antelope Valley Area Plan (Area Plan), the following vision statement has been established for the Project Area:

The Antelope Valley region is a wonderful place to live, work, play, and raise a family. The Valley is a mosaic of unique small towns in which rural lifestyles are cherished. These diverse towns are unified by an extraordinary environmental setting that includes agricultural lands, natural open spaces, expansive mountain views, diverse ecological habitats, and dark night skies. The Valley's network of trails, roads, and transit link these dispersed towns to each other and to a wide offering of local-serving businesses and quality social, educational, cultural, and recreational services and facilities.

Residents, business owners, and property owners collaborate with a responsive local government to ensure that life in the Antelope Valley region will continue to be exciting, enjoyable, and rewarding. The growing population's need for additional housing and employment opportunities is balanced against the need to respect historical heritage and preserve the natural environment. Public improvements and private developments are sustainable, conserving available resources and relying on alternative energy sources, and

### 3. Project Description

complement the small scale of existing rural towns. A wide array of activities and opportunities for youth ensure that the Valley's high quality of life will be sustained for future generations.

In addition to the above vision statement, the following objectives have been established for the Proposed Project. These objectives will aid decision makers in their review of the project and associated environmental impacts:

- Preservation and enhancement of each unique town's rural character, allowing for continued growth and development without compromising the rural lifestyle.
- Preservation of open space around existing towns in order to preserve hillside areas and significant ridgelines, conserve biological resources, provide opportunities for recreation, and make more efficient use of existing infrastructure in the core areas.
- Planning for integrated circulation systems, including bikeways, walkways, and multi-purpose trails.
- Conservation of significant resources, including agricultural lands, mineral resources, water supply, and scenic areas.
- Preservation of public health, safety, and welfare, through identification of natural and environmental hazards, including noise, seismic, fire, and airborne emissions, and designation of land uses in an appropriate manner to mitigate these impacts; and
- Coordination on enhancing public and community services such as law enforcement, fire protection, and parks.
- Provide a balance of jobs and housing consistent with AB 32, SB 375, and SCAG's RTP/SCS.

### 3.3 PROJECT CHARACTERISTICS

"Project," as defined by the CEQA Guidelines, means "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700" (14 Cal. Code of Reg. 15378[a]).

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FIGURE 3-1

REGIONAL VICINITY MAP

 Antelope Valley Project Area



ANTELOPE VALLEY  
AREA PLAN UPDATE  
**DRAFT EIR**



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### 3. Project Description

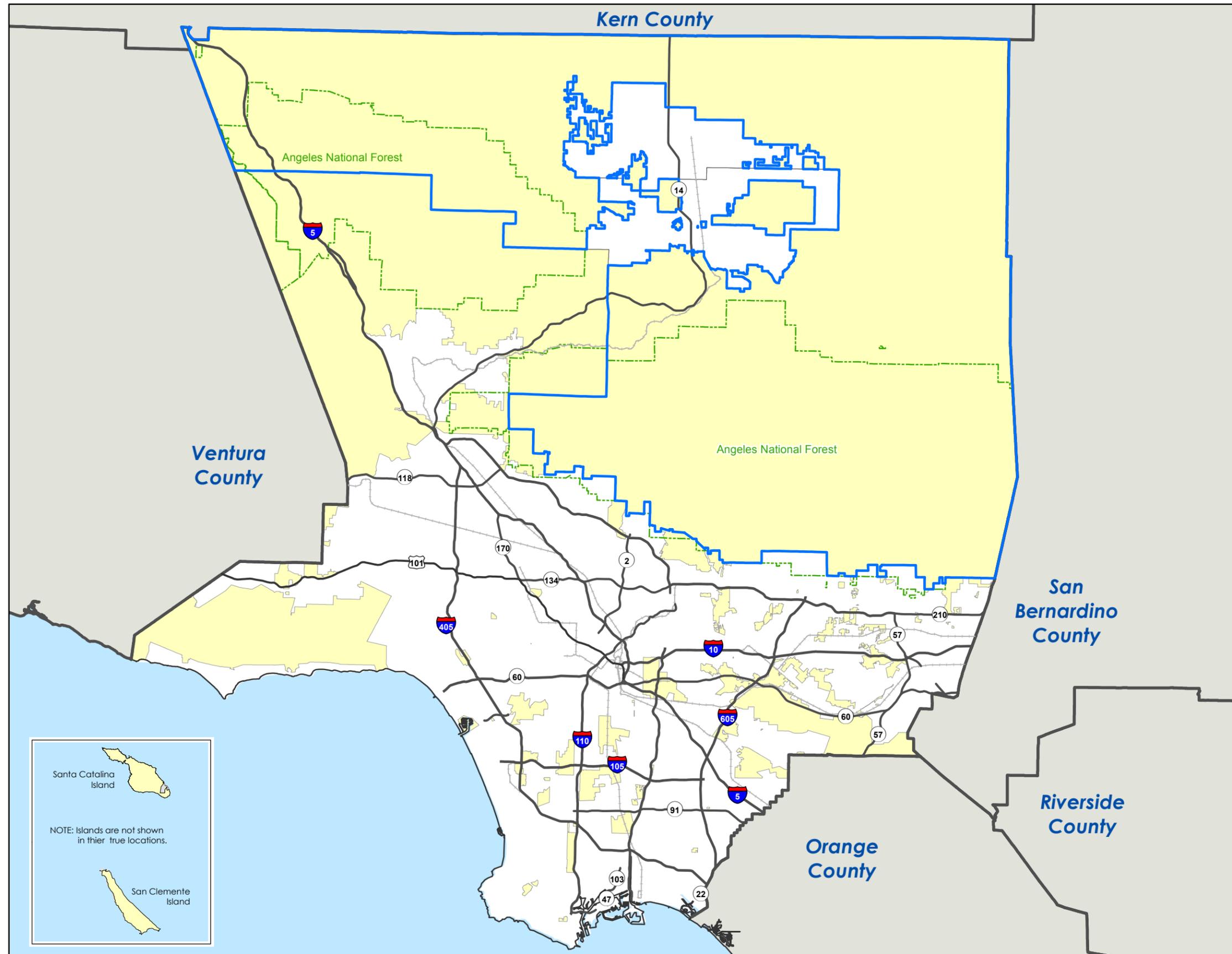
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### 3. PROJECT DESCRIPTION

FIGURE 3-2

#### UNINCORPORATED AREAS OF LOS ANGELES COUNTY

-  Antelope Valley Project Area
-  Unincorporated Area



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## 3. Project Description

### 3.3.1 Project Background

The adopted Antelope Valley Areawide General Plan (Adopted Area Plan) was adopted by the Los Angeles County Board of Supervisors on December 4, 1986. It contains regional goals and policies pertaining to land use, housing, community revitalization, community design, human resources, circulation, public services and facilities, governmental services, environmental resource management, noise abatement, seismic safety, public safety, and energy conservation.

The proposed Area Plan and associated zoning consistency (Proposed Project) is a comprehensive update to the adopted 1986 Antelope Valley Areawide General Plan (Adopted Area Plan). It is the result of a highly inclusive and extensive community participation program launched in the fall of 2007. Through a series of at least 23 community meetings, residents and other stakeholders worked alongside County planners to develop a shared vision of the future, identify community issues, draft proposals for the future, and prioritize their recommendations, forming the foundation of the proposed Area Plan. Building on the foundation laid by the region's communities and from input with other stakeholders, planners partnered with other County departments to explore the recommendations, refine the proposed goals and policies, plan for program implementation, and gather support to ensure success.

#### 3.3.1.1 GENERAL PLAN FRAMEWORK

The County's General Plan was originally adopted in 1973 and comprehensively updated and adopted on November 25, 1980. The current version of the General Plan (Adopted General Plan) is composed of 11 separate elements. A comprehensive update to the Countywide General Plan (Proposed General Plan) is currently underway and is expected to be adopted in late 2014 or early 2015. The planning horizon year for the Proposed General Plan is 2035, however, full buildout for the Proposed General Plan will occur after 2035.

#### Community-Based Plans

The Adopted General Plan defines policy for all unincorporated areas. However, due to the size and complexity of the unincorporated areas, a single plan cannot adequately meet the needs of all communities. The Adopted General Plan includes community-based plans that allow communities to build off of the General Plan to address the issues that are unique to their areas, including area plans, community plans, local coastal land use plans, and specific plans. The geographic, demographic, and social diversity of the unincorporated areas guides the development of each area plan, and the goals and policies represent the long-term planning objectives for each unincorporated area of the County. As part of the Proposed General Plan Update, the County has designated 11 Planning Areas within the County. The Proposed Planning Areas Framework also provides for smaller community and coastal land use plans within each Planning Area. These community-based plans are components of the General Plan and must be consistent with General Plan goals and policies. Community plans cover smaller geographic areas within a Planning Area and address neighborhood and/or community-level policy issues. Coastal land use plans are components of local coastal programs and regulate land use and establish policies to guide development in the coastal zone.

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#### 3.3.1.2 EXISTING LAND USE DESIGNATIONS

The Adopted Area Plan identifies the types of land uses allowed in the Project Area and identifies where those uses may be located. Table 3-1, *Buildout Statistics for the Adopted Area Plan*, shows the breakdown of the unincorporated areas by major land use category. Table 3-1 also estimates how many housing units, people, square feet of nonresidential space, and jobs would be located in the Project Area at theoretical buildout of the Adopted Area Plan. See Figure 3-3, *Adopted Area Plan Land Use Policy Map (1986)*, for geographic placement of land use designations discussed in the Adopted Area Plan.

**Table 3-1 Buildout Statistics for the Adopted Area Plan**

Land Use Category	Acres <sup>1</sup>	Units	Population <sup>2</sup>	Nonresidential Uses (Square Feet)	Jobs <sup>3</sup>
Commercial	902	-	-	19,652,000	38,329
Industrial	579	-	-	12,606,000	9,652
Infrastructure	2,649	-	-	-	100
Open Space	589,080	-	-	-	624
Public / Semi-Public	17,029	-	-	14,613,000	767
Residential	5,541	16,385	62,746	-	485
Rural	522,188	261,864	1,008,178	-	1,361
<b>Total</b>	<b>1,137,968</b>	<b>278,249</b>	<b>1,070,924</b>	<b>46,870,000</b>	<b>51,319</b>

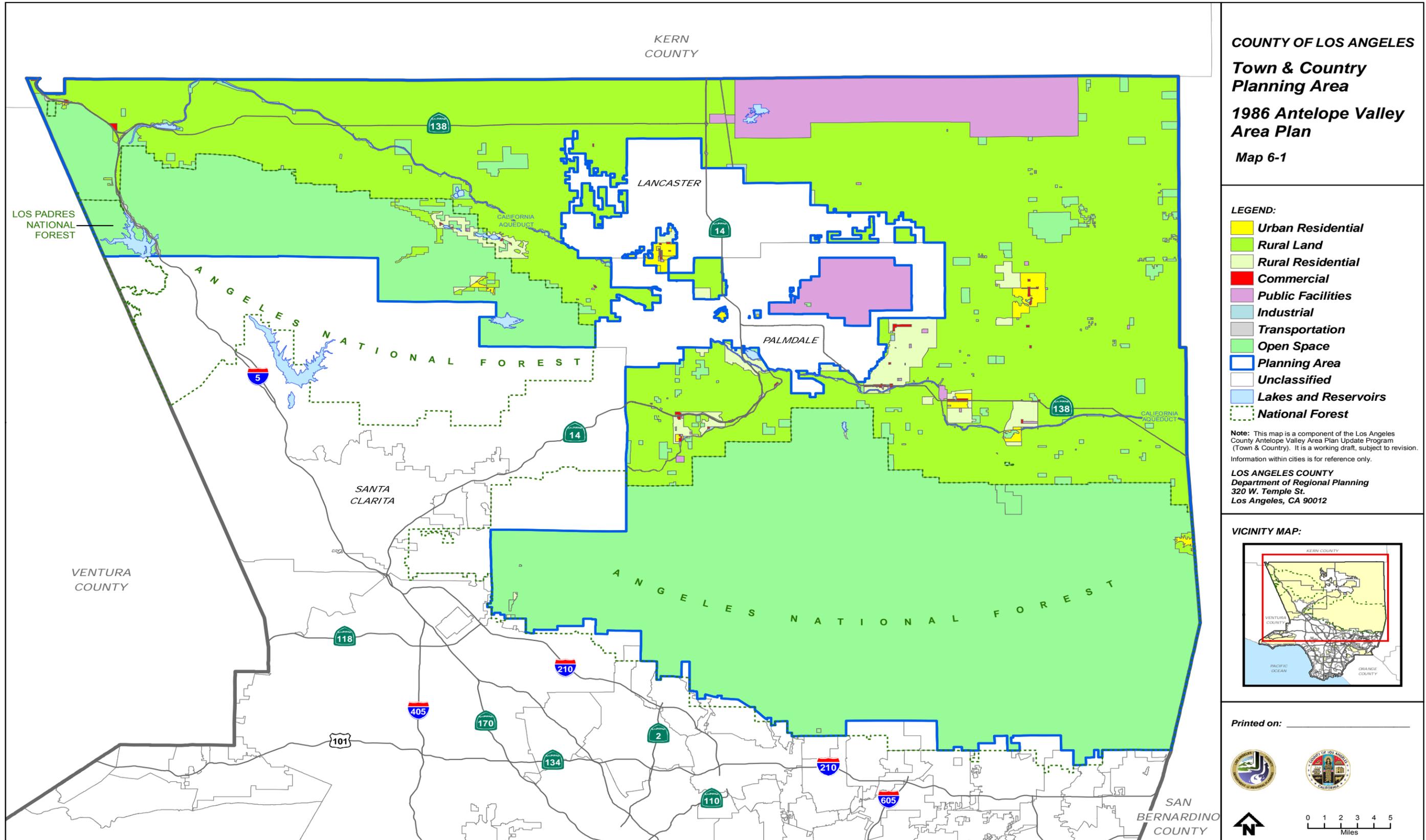
<sup>1</sup> Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.

<sup>2</sup> Projections of population by residential designation are based on a person-per-household factor that varies by housing type.

<sup>3</sup> Projection of jobs by land use category is based on an employment generation factor that varies by employment category.

As shown in Table 3-1, the Adopted Area Plan for Antelope Valley would allow approximately 278,249 housing units, 1,070,924 residents, nearly 47 million square feet of nonresidential uses, and 51,319 jobs at buildout.

ADOPTED AREA PLAN LAND USE POLICY MAP (1986)



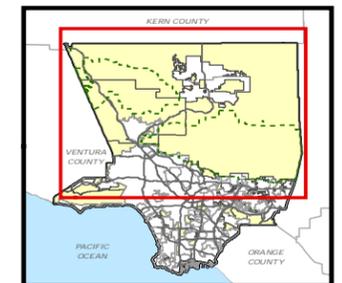
**COUNTY OF LOS ANGELES**  
**Town & Country**  
**Planning Area**  
**1986 Antelope Valley**  
**Area Plan**  
**Map 6-1**

- LEGEND:**
- Urban Residential**
  - Rural Land**
  - Rural Residential**
  - Commercial**
  - Public Facilities**
  - Industrial**
  - Transportation**
  - Open Space**
  - Planning Area**
  - Unclassified**
  - Lakes and Reservoirs**
  - National Forest**

**Note:** This map is a component of the Los Angeles County Antelope Valley Area Plan Update Program (Town & Country). It is a working draft, subject to revision. Information within cities is for reference only.

**LOS ANGELES COUNTY**  
**Department of Regional Planning**  
**320 W. Temple St.**  
**Los Angeles, CA 90012**

**VICINITY MAP:**



**Printed on:** \_\_\_\_\_



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### 3.3.2 Project Description

The Proposed Project is a comprehensive update of the 1986 Antelope Valley Area Plan. The project includes updated goals and policies, identification of implementing programs and associated zoning consistency and ordinances as well as a new Land Use Policy Map for the Project Area.

The Proposed Project identifies 1) Rural Preserve Areas, where residential densities would be reduced in order to protect important ecological and agricultural resources as well as minimize development in very high hazard areas; 2) Rural Town Areas, where maximum residential densities and minimum lot sizes would be established to preserve rural character; 3) Rural Town Centers, where urban commercial uses would be discouraged but rural commercial uses would be incentivized; and 4) Economic Opportunity Areas (EOAs), where plans for major infrastructure development are underway that may create the need for more detailed planning activities for these areas in the future. The Proposed Area Plan anticipates that future planning may be needed in these areas to determine any appropriate land use and zoning changes needed when these infrastructure projects are completed.

As a component of the Los Angeles County General Plan, the Area Plan would refine the countywide goals and policies in the Adopted General Plan by addressing specific issues relevant to the Project Area, such as community maintenance and appearance, preservation of rural character, open space, and agricultural lands, and provides more specific guidance on elements already found in the Adopted General Plan. All issues not covered in the Area Plan are addressed by the Adopted General Plan.

As stated above, the Proposed Area Plan would replace all elements, including the Land Use Policy Map, of the Adopted Area Plan. In addition, the adoption of the Area Plan will also amend the Adopted General Plan to reflect updated policy maps regarding the Highway Plan, hazards and resources, and Significant Ecological Areas (SEAs), etc. The Proposed Project will also include an expansion of the proposed boundaries of the Significant Ecological Areas (SEAs) in the Antelope Valley. These updated SEA boundaries are one of the main underpinnings of the proposed Land Use Policy Map of the Proposed Area Plan and is thus integrally incorporated into the Land Use Policy Map as indicated in Maps 2.1 through 2.3 of the Proposed Area Plan.

#### 3.3.2.1 COMPONENTS OF THE PROPOSED AREA PLAN

The Proposed Area Plan is organized into the following chapters:

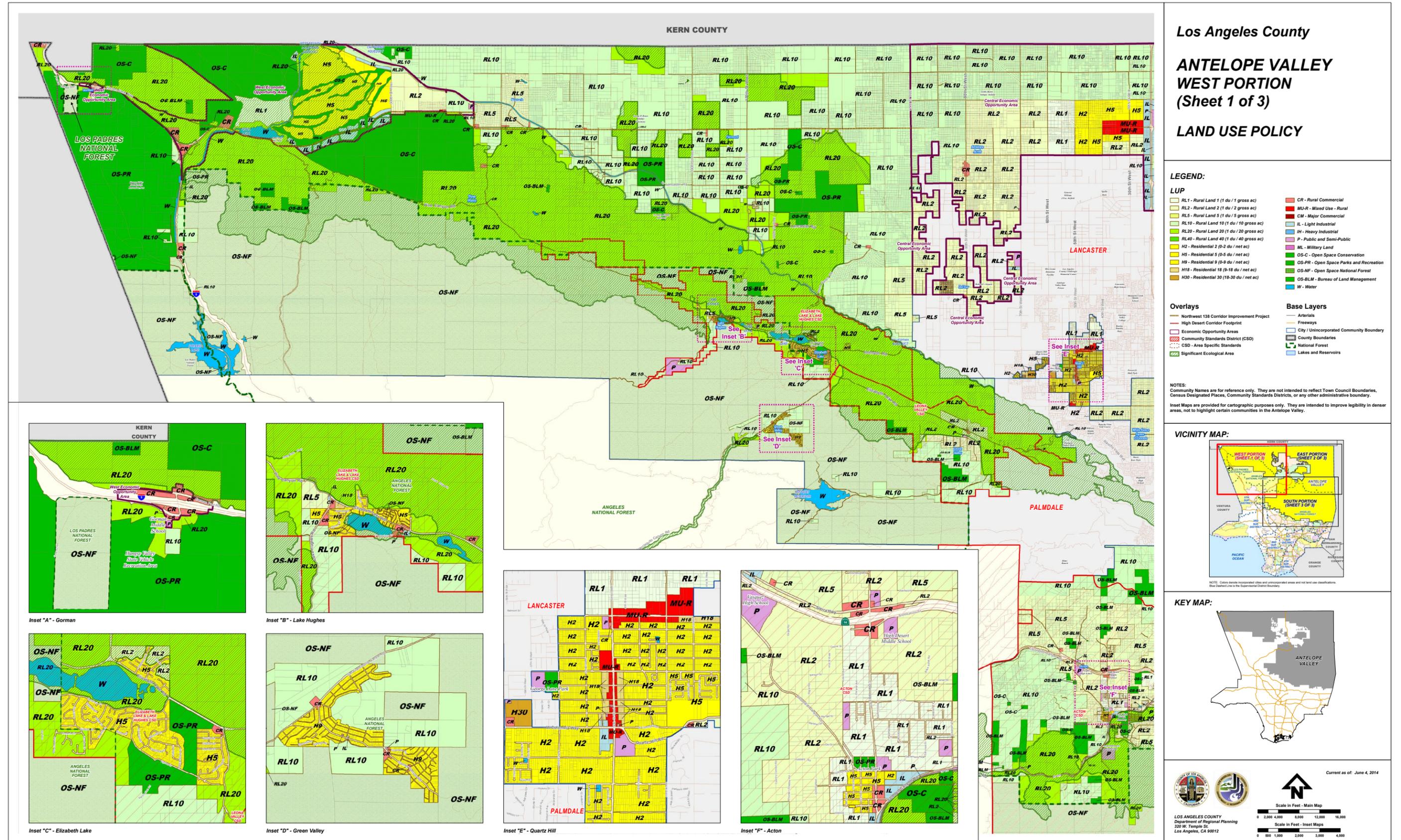
- **Introduction.** This chapter presents the Proposed Area Plan's purpose and values, the geographic area, and the communities' vision statement.
- **Land Use Element.** This chapter discusses how the communities' vision translates into a development pattern through the concept of land use. The element contains two major components: the land use goals and policies, and the Land Use Policy Map. Proposed goals and policies articulate how the Area Plan's vision statement, Rural Preservation Strategy and incorporation of EOAs would be achieved by setting out intended land use outcomes. As a visual reflection of these goals and policies, the Land Use Policy Map identifies the types, locations and development intensities of land uses for unincorporated

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areas of the Project Area. The Land Use Policy Map is shown in Figure 3-4 (a through c), *Proposed Land Use Policy Map*.

- **Mobility Element.** This chapter describes the multimodal approach to moving around the Project Area. This element creates a framework for a balanced, multi-modal transportation system in the Project Area through goals and policies that address three topics: regional movement of services and goods, local transportation meeting the needs of residents, and the balance required to meet the demands of both. The Proposed Highway Plan is shown on Figure 3-5.
- **Economic Development Element.** This chapter discusses the ways that economic activities can be promoted in the Antelope Valley in a sustainable and ecologically sensitive manner. The chapter aims to balance economic growth with the preservation of the Project Area’s unique rural character and environmental resources.
- **Conservation and Open Space Element.** This chapter describes conservation efforts to address potential threats to natural resources. Goals and policies are provided to protect the region’s environmentally significant undisturbed natural spaces, make use of natural resources, and provide open space areas for recreation and enjoyment. The element identifies the resources and open spaces which may be developed, and gives guidance as to how sustainable land development can be conducted in the future. In addition, it identifies areas that are to be preserved from development, or are unsuitable for development due to hazards.
- **Public Safety, Services, & Facilities Element.** This chapter provides measures to ensure services are in place to maintain the safety and welfare of residents. Goals and policies outline strategies intended to fulfill the County’s mission to “enrich lives through effective and caring service.” The element identifies local hazards related to fires, geology, and floods. It also elaborates on community expectations for local services that include law enforcement, parks, schools, libraries, health facilities, and economic development.
- **Community-Specific Land Use Concepts.** This chapter highlights each established town and describes its land use form in more detail. The chapter attempts to provide expectations for how each rural community may change and grow throughout the life of the Proposed Area Plan. Land use concepts specify the desired land uses for each community and identify potentially incompatible land uses that would not be desirable. The chapter is intended to be used by residents, stakeholders, and decision-makers when considering the appropriateness of land use development projects, infrastructure improvements, and conservations efforts.
- **Plan Implementation.** This chapter describes future planning activities that will be undertaken to further implement the goals and policies described in the Proposed Area Plan. This chapter aims to provide the general framework for these activities as a guide for the County and the public in pursuing these implementing planning activities in the future.

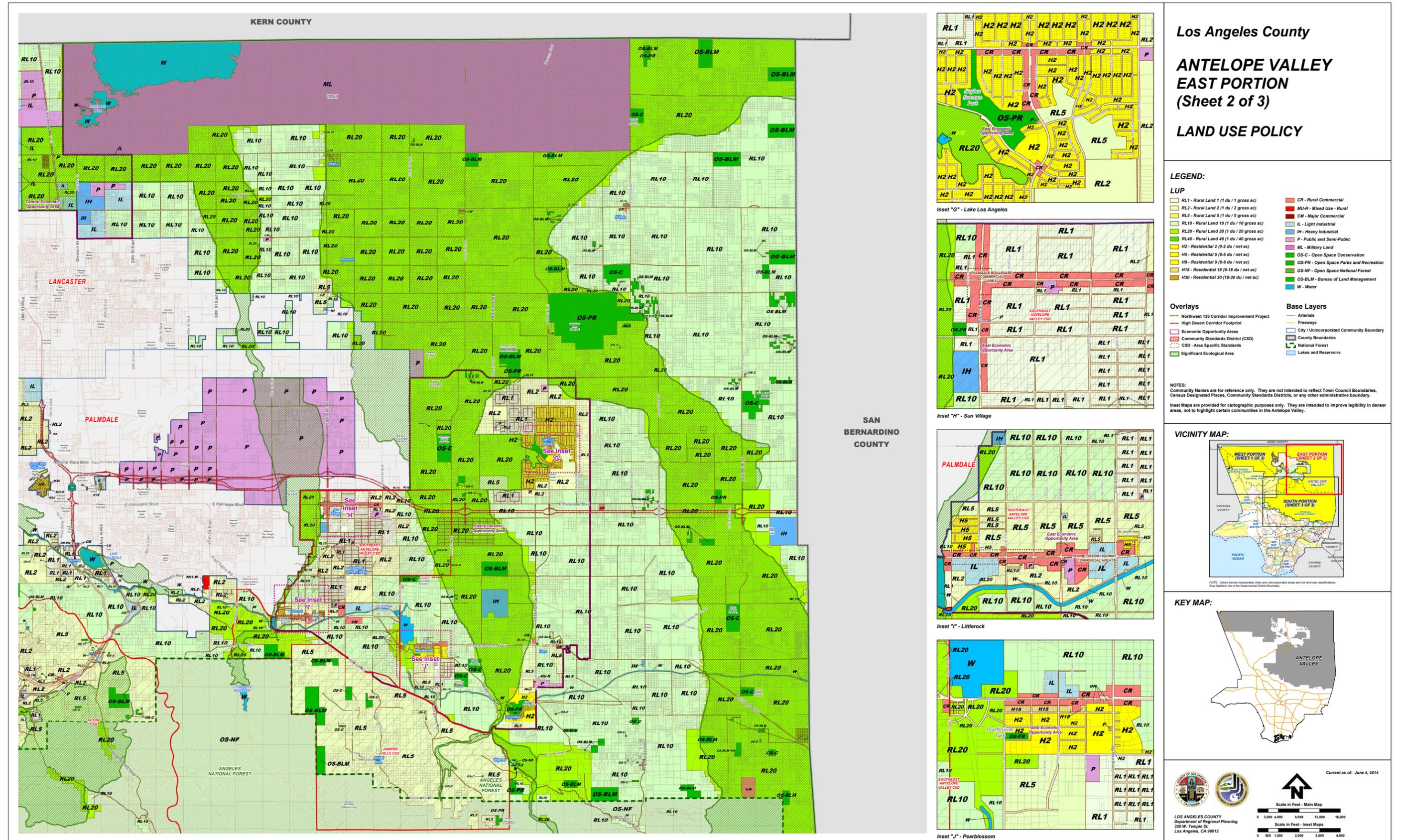
PROPOSED LAND USE POLICY MAP - WEST PORTION



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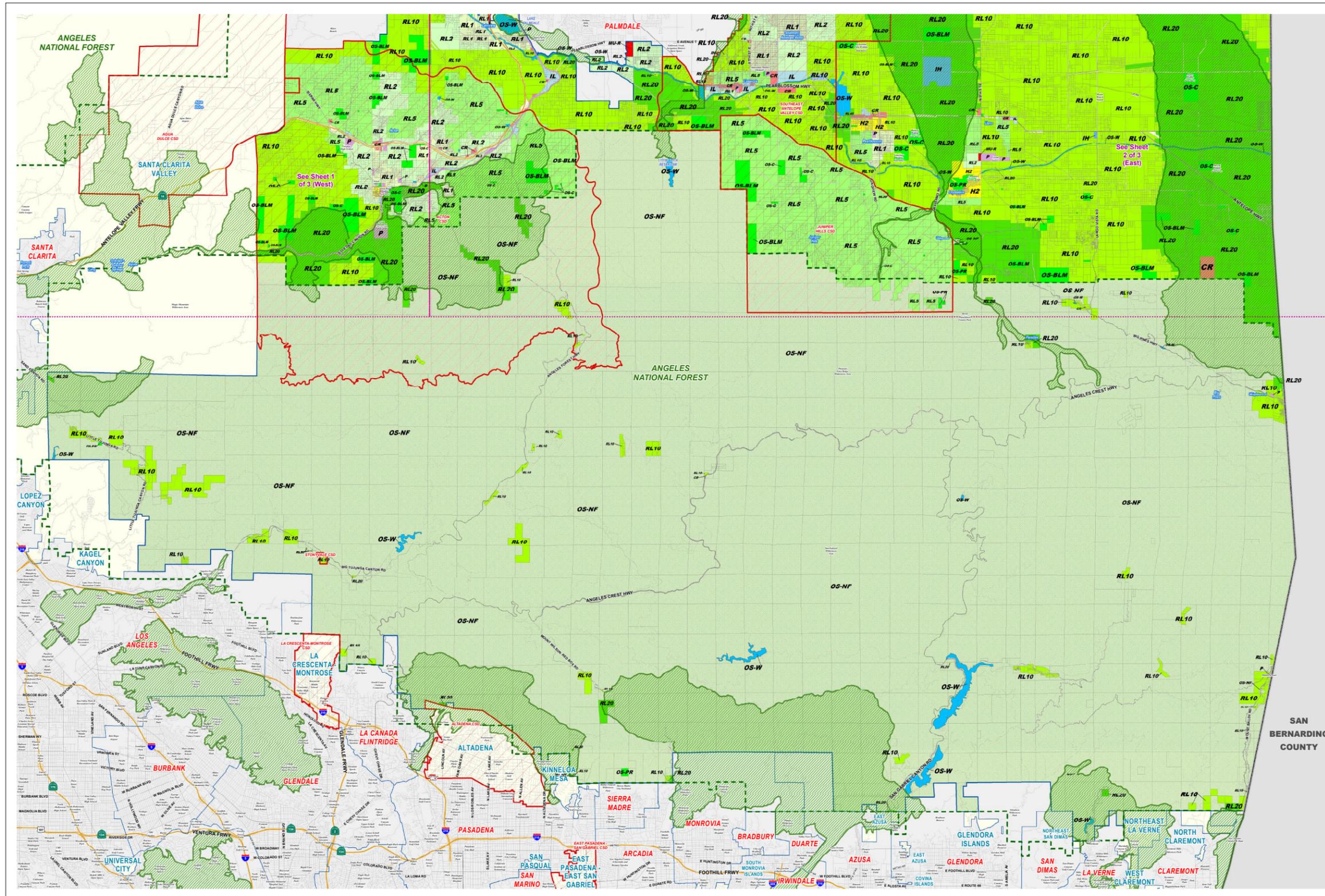
PROPOSED LAND USE POLICY MAP - EAST PORTION



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PROPOSED LAND USE POLICY MAP - SOUTH PORTION



Los Angeles County

ANTELOPE VALLEY  
SOUTH PORTION  
(Sheet 3 of 3)

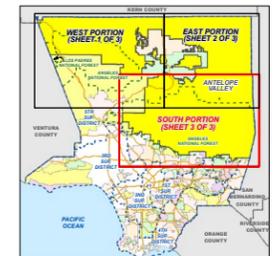
LAND USE POLICY

LEGEND:

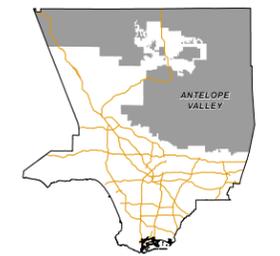
<b>LUP</b>	<ul style="list-style-type: none"> <li>RL1 - Rural Land 1 (1 du / 1 gross ac)</li> <li>RL2 - Rural Land 2 (1 du / 2 gross ac)</li> <li>RL5 - Rural Land 5 (1 du / 5 gross ac)</li> <li>RL10 - Rural Land 10 (1 du / 10 gross ac)</li> <li>RL20 - Rural Land 20 (1 du / 20 gross ac)</li> <li>RL40 - Rural Land 40 (1 du / 40 gross ac)</li> <li>H2 - Residential 2 (0-2 du / net ac)</li> <li>H5 - Residential 5 (0-5 du / net ac)</li> <li>H8 - Residential 8 (0-8 du / net ac)</li> <li>H30 - Residential 30 (18-30 du / net ac)</li> </ul>	<ul style="list-style-type: none"> <li>CR - Rural Commercial</li> <li>MU-R - Mixed Use - Rural</li> <li>CM - Major Commercial</li> <li>IL - Light Industrial</li> <li>IH - Heavy Industrial</li> <li>P - Public and Semi-Public</li> <li>ML - Military Land</li> <li>OS-C - Open Space Conservation</li> <li>OS-PR - Open Space Parks and Recreation</li> <li>OS-NF - Open Space National Forest</li> <li>OS-BLM - Bureau of Land Management</li> <li>OS-W - Water</li> </ul>
<b>Overlays</b>	<ul style="list-style-type: none"> <li>Northwest 138 Corridor Improvement Project</li> <li>High Desert Corridor Footprint</li> <li>Economic Opportunity Areas</li> <li>City / Unincorporated Community Boundary</li> <li>County Boundaries</li> <li>National Forest</li> <li>Significant Ecological Area</li> </ul>	<b>Base Layers</b>
		<ul style="list-style-type: none"> <li>Arterials</li> <li>Freeways</li> <li>City / Unincorporated Community Boundary</li> <li>County Boundaries</li> <li>National Forest</li> <li>Lakes and Reservoirs</li> </ul>

NOTES:  
Community Names are for reference only. They are not intended to reflect Town Council Boundaries, Census Designated Places, Community Standards Districts, or any other administrative boundary.

VICINITY MAP:



KEY MAP:



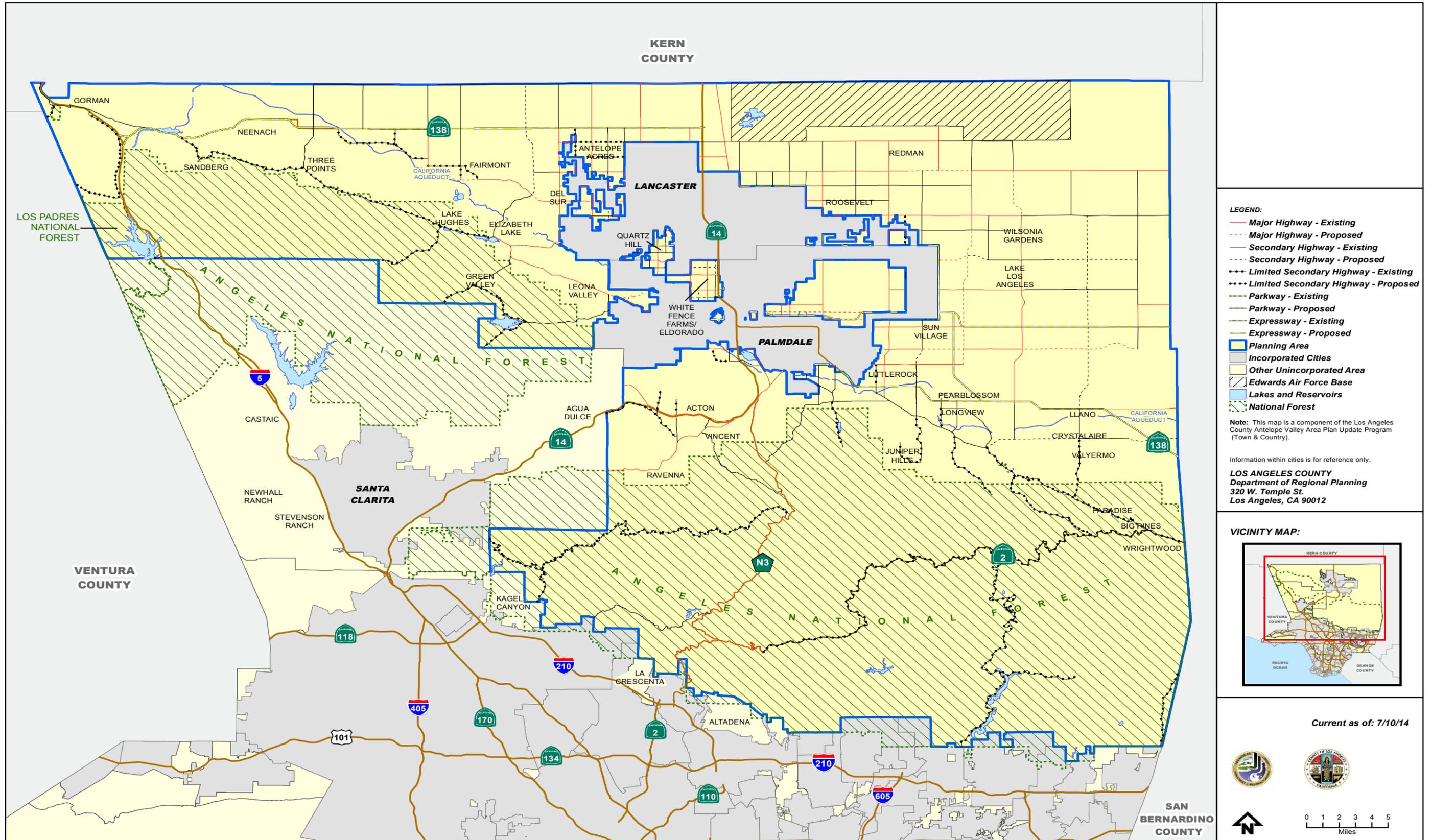
Current as of: June 4, 2014

LOS ANGELES COUNTY  
Department of Regional Planning  
333 W. Temple St.  
Los Angeles, CA 90012

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#### Policy Highlights of the Area Plan

The following discussion describes the major land use strategies in the Proposed Area Plan, which are supported by goals, policies, programs, and strategic changes to the Land Use Policy Map.

##### *Rural Preservation Strategy*

The Area Plan includes a new “Rural Preservation Strategy” that addresses issues of regional significance in a manner that builds upon the communities’ vision statement and is based on four types of environments—rural town center areas, rural town areas, rural preserve areas, and EOAs—that serve different purposes.

- **Rural town centers** are the focal points of rural communities, accessible by a range of transportation options to reduce private vehicle trips, serving the daily needs of residents, and providing local employment opportunities. These areas would be designated for commercial and/or industrial use as they are in the Adopted Area Plan, but some of these areas would also allow a mix of commercial and residential uses.
- **Rural town areas** provide a transition between rural town center areas and rural preserve areas. They are occupied by a mix of residential and light agricultural uses. The majority of new residential development should be directed to these areas, provided that such development is consistent with the existing community character and allows for light agricultural, equestrian, and animal-keeping uses where appropriate. Accordingly, allowable residential densities in these areas would generally be equal to, or greater than, allowable residential densities in the Adopted Area Plan. These areas would provide transportation linkages to rural town center areas and other nearby destination points.
- **Rural preserve areas** are the portions of the Project Area which are currently largely undeveloped and are generally not served by existing infrastructure and public facilities. Many of these areas contain Special Management Areas, such as Significant Ecological Areas, Agricultural Resource Areas, and Seismic Hazard Zones as defined in the Adopted General Plan. Therefore, residential development in these areas should be limited to single-family homes at very low densities. Accordingly, allowable residential densities in these areas would generally be far less than allowable residential densities in the adopted Area Plan. These areas are less likely to benefit from increased property tax revenues and developer fees, which may make it difficult to fund additional infrastructure, such as major roadways, water lines, and sewer lines. The Rural Preservation Strategy acknowledges this by directing additional infrastructure to rural town center areas and rural town areas, where the placement of additional infrastructure would be more cost-effective and would generally have fewer effects on the environment.

##### *Economic Opportunity Areas (EOAs)*

The Proposed Area Plan also identifies three EOAs. These are areas where plans for major infrastructure projects are underway that would create conditions for development vastly different than currently existing on the ground. Because of ongoing plans by Los Angeles County Metropolitan Transportation Authority (Metro) and the California Department of Transportation (Caltrans) to build the High Desert Corridor

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Project in the eastern Antelope Valley, and the Northwest 138 Corridor Improvement Project in the western Antelope Valley, the Area Plan identifies three EOAs:

- **East EOA.** This area encompasses the communities of Lake Los Angeles, Sun Village, Littlerock, Pearblossom, Llano and Crystallaire.
- **Central EOA.** This area is located along Avenue D, just north of Fox Field Airport and west of the CA-14 Freeway.
- **West EOA.** This area is located along Highway 138 east and west of the California Aqueduct and including portions of Neenach.

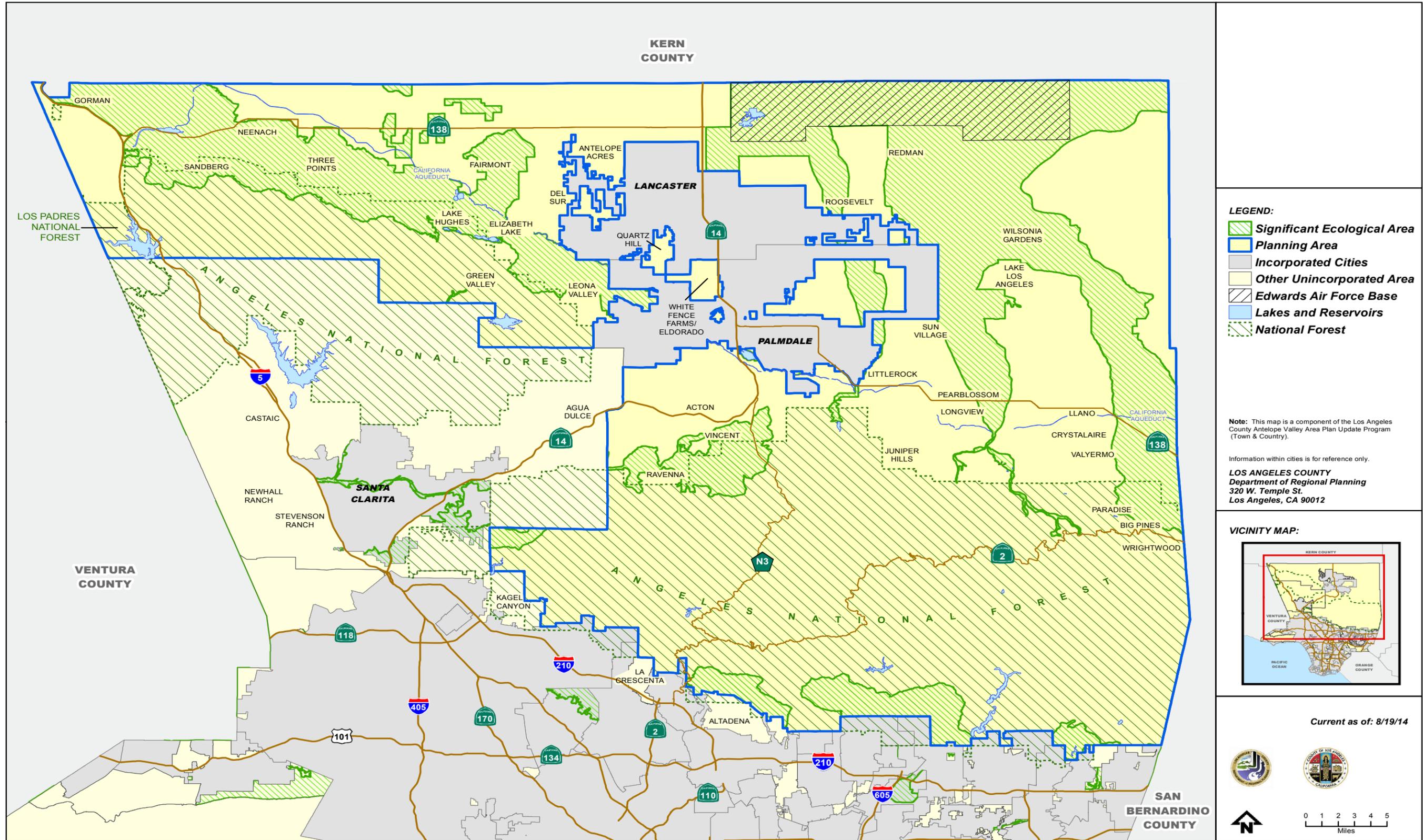
The Proposed Area Plan includes an implementation program for future community plans if warranted, to further analyze the effects of planned infrastructure projects in these areas, and recommend land use and zoning changes and revised policies as necessary. Prior to any master-planned development approval in the West EOA, a specific plan, community plan, or other similar planning document is required to ensure orderly development.

#### *Special Management Areas*

The county's existing Special Management Areas require additional development regulations that are necessary to prevent the loss of life and property, and to protect the natural environment and important resources. Special Management Areas include but are not limited to Agricultural Resource Areas, Airport Influence Areas, Seismic Hazard Zones, Flood Hazard Zones, Significant Ecological Areas, Hillside Management Areas, and Very High Fire Hazard Severity Zones. The Proposed Project minimizes risks to hazards and limits development in Special Management Areas through refined goals, policies, and programs from the Adopted General Plan.

**Agricultural Resource Areas (ARAs)** are areas where the Proposed Project promotes the preservation of agricultural land. These areas are protected by policies to prevent the conversion of farmland to incompatible uses.

**Significant Ecological Areas (SEAs)** include undisturbed or lightly disturbed habitat supporting valuable and threatened species, linkages and corridors to promote species movement, and are sized to support sustainable populations of its component species. The objective of the SEA Program is to preserve the genetic and physical diversity of the County by designing biological resource areas capable of sustaining themselves into the future. However SEAs are not wilderness preserves. Much of the land in SEAs is privately held, used for public recreation or abutting developed areas. Thus the SEA Program is intended to ensure that privately held lands within the SEAs retain the right of reasonable use, while avoiding activities and development projects that are incompatible with the long term survival of the SEAs. As part of the Countywide General Plan Update, an update to the existing Significant Ecological Areas Ordinance has been proposed. Although the SEA Ordinance update is not part of this Proposed Project, the updated SEA boundaries are part of the Proposed Project and the Proposed Land Use Policy Maps are based on the updated boundaries. The updated SEA boundaries for the Project Area are shown on Figure 3-6.



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**Hillside Management Areas (HMAs)** are areas with a natural slope gradient of 25 percent or steeper. The adopted provisions regulating HMAs ensure that development preserves the physical character and scenic value in HMAs.

### 3.3.2.2 ZONING CONSISTENCY

#### Proposed Zoning Map Amendments

In order to maintain consistency between the updated Area Plan Land Use Policy Map and the Zoning Map, rezoning is necessary where the proposed land use designation would no longer be consistent with Area Plan Land Use Policy Map. The Area Plan Land Use Policy Map establishes the long-range vision for general intended uses. In addition, the zoning consistency program also includes amendments to the Zoning Code. Title 22 (Planning and Zoning) of the Los Angeles County Code (Zoning Code herein) and Zoning Map implement that vision by providing details on specific allowable uses. The Proposed Zoning is shown in Figure 3-7 (a through c), *Proposed Zoning*. A complete description of the proposed land use and zoning changes is included in Appendix C of this DEIR.

#### Proposed Amendments to the Zoning Code

In order to implement goals and policies included in the Proposed Area Plan and to ensure zoning consistency, revisions to the Zoning Code will be part of the Proposed Project. These include the creation of the following two new zones, which are included in their entirety in Appendix D of this DEIR:

- **C-RU Rural Commercial Zone:** Zone C-RU provides detailed uses, development standards, and procedures for low-intensity commercial uses that are compatible with rural, agricultural, and low-density residential uses. The intent of the zone is to serve the diverse economic needs of rural communities, while preserving their unique characters and identities.
- **MXD-RU Mixed Use Rural Zone:** Zone MXD-RU provides detailed uses, development standards, and procedures for a limited mix of commercial uses and very low-density multifamily residential uses on the same lot within rural town centers.

Additional amendments to Title 22 of the County Code would do the following:

- Update applicability criteria for the existing provisions regulating SEAs.
- Add “museums” and “zip-lines” to the list of uses allowed in the Commercial-Recreation (C-R) Zone.

### 3.3.2.3 PHYSICAL DEVELOPMENT UNDER THE PROPOSED PROJECT

Pursuant to CEQA Guidelines Section 15064(d), this DEIR determines whether there are direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by the Proposed Project. Specifically, this DEIR focuses on impacts from changes to land use associated with buildout of the proposed land use maps and impacts from overall population and employment growth in the Project Area. The ultimate development of unincorporated areas is not tied to a specific timeline.

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Buildout projections for the Proposed Project are shown in Table 3-2, *Buildout Projections for the Proposed Area Plan*. These buildout projections are used throughout this DEIR to estimate the magnitude of development that would likely occur within the Project Area upon buildout of the Proposed Project. The total acreage for each land use designation is used to estimate the number of dwelling units, residents, square feet of nonresidential uses, and jobs that would be generated. These projections are used extensively in the analysis of potential project impacts such as increases in air quality, noise, and traffic. Please refer to Appendix E of this DEIR for a complete description of the buildout methodology.

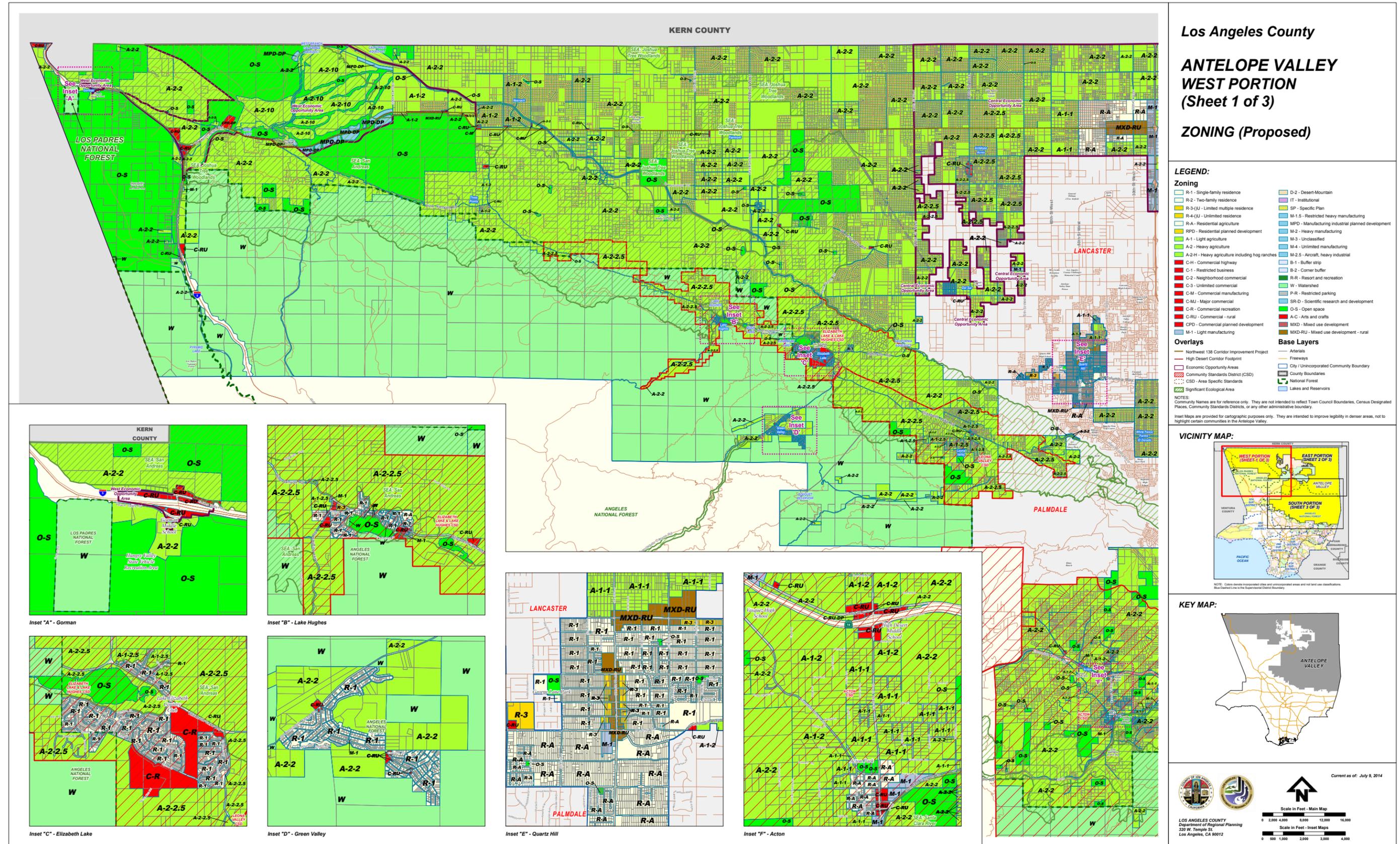
It is impossible to perfectly predict the exact amount, timeline, or distribution of development that would occur under the Proposed Project. However, the estimates in Table 3-2 allow for analysis of potential impacts on a programmatic level.

**Table 3-2 Buildout Projections for the Proposed Project**

Proposed Land Use	Acres	Dwelling Units	Population	Nonresidential Floor Area (sq. ft.)	Employment
CR – Rural Commercial	1,793	-	-	19,508,183	38,376
MU-R – Rural Commercial/Mixed Use	693	1,386	5,337	3,773,743	7,385
H2 – Residential 2	4,562	7,299	28,101	-	300
H5 – Residential 5	6,687	26,748	102,978	-	-
H9 – Residential 9	453	3,264	11,752	-	-
H18 – Residential 18	121	1,737	6,253	-	-
H30 – Residential 30	84	2,013	5,615	-	-
IH – Heavy Industrial	1,980	-	-	16,060,113	14,575
IL – Light Industrial	4,173	-	-	90,884,331	69,590
OS-BLM – Bureau of Land Management	9,002	-	-	-	-
OS-C – Conservation	19,670	-	-	-	-
ML – Military Land	41,779	-	-	-	-
OS-NF – Open Space National Forest	499,734	-	-	-	50
OS-PR – Parks and Recreation	19,315	-	-	-	346
W – Water	11,038	-	-	-	-
P – Public and Semi-Public	19,870	-	-	-	3,175
RL1 – Rural Land 1	10,242	10,242	39,431	-	2
RL2 – Rural Land 2	30,833	15,417	59,354	-	400
RL5 – Rural Land 5	36,329	7,266	27,973	-	-
RL10 – Rural Land 10	204,000	20,400	78,540	-	100
RL20 – Rural Land 20	208,187	10,409	40,076	-	50
<b>Total</b>	<b>1,130,544</b>	<b>106,180</b>	<b>405,410</b>	<b>130,226,370</b>	<b>134,351</b>
Existing		24,739	93,490	93,125,468	31,838
Increase Over Existing		81,441	311,920	37,100,902	102,513

Note: Historically, jurisdiction-wide build-out levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the proposed Area Plan. Accordingly, the build-out projections in this Area Plan do not assume build-out at the maximum density or intensity and instead are adjusted downward to account for variations in build-out intensity.

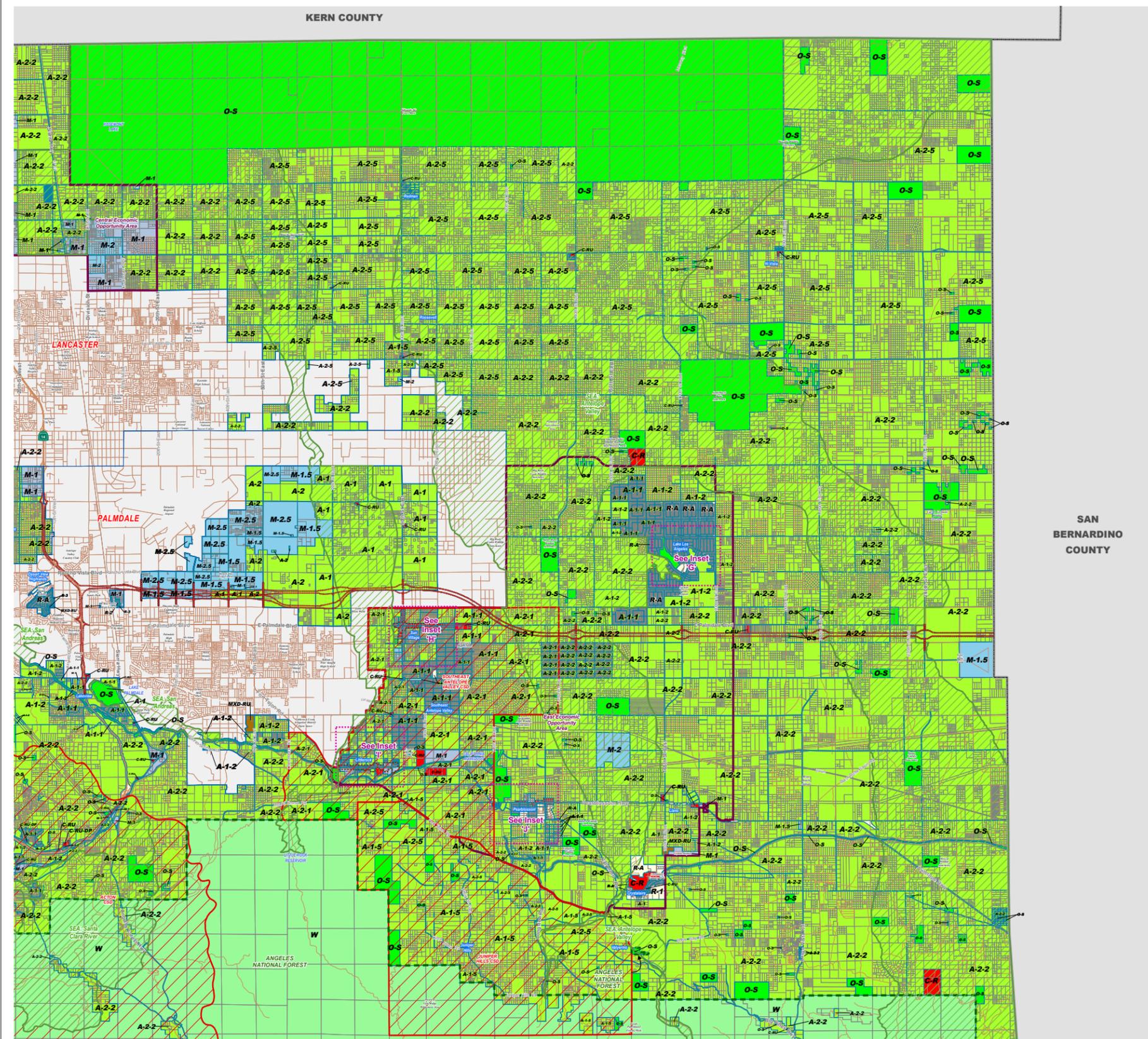
PROPOSED ZONING - WEST PORTION



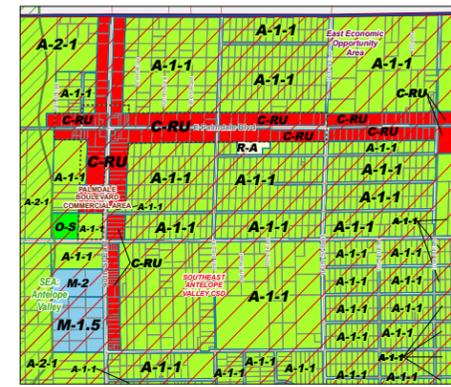
### 3. Project Description

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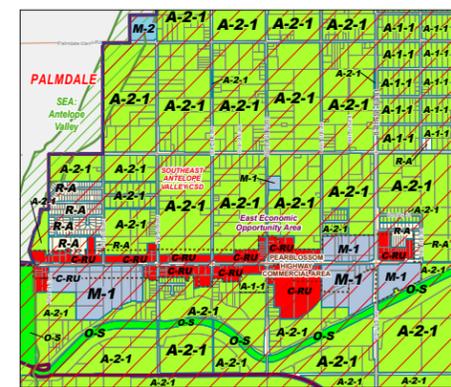
PROPOSED ZONING - EAST PORTION



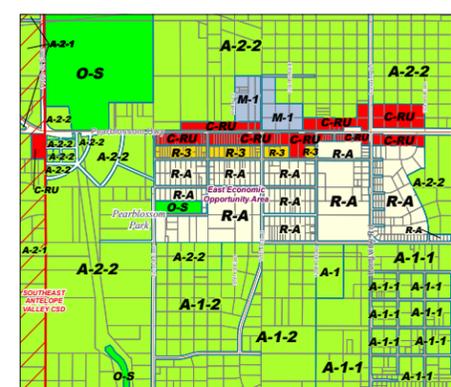
Inset "G" - Lake Los Angeles



Inset "H" - Sun Village



Inset "I" - Littlerock



Inset "J" - Pearblossom

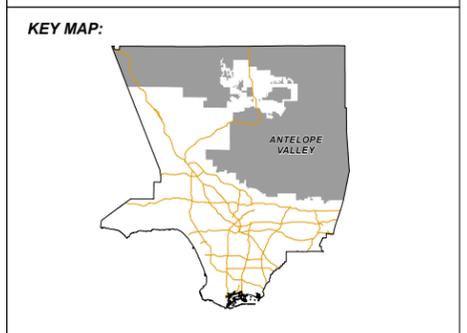
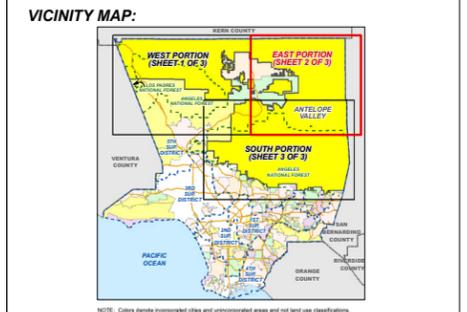
Los Angeles County  
**ANTELOPE VALLEY  
EAST PORTION  
(Sheet 2 of 3)**  
ZONING (Proposed)

**LEGEND:**

<b>Zoning</b>	<b>Base Layers</b>
R-1 - Single-family residence	D-2 - Desert Mountain
R-2 - Two-family residence	IT - Institutional
R-3 (U) - Limited multiple residence	SP - Specific Plan
R-4 (U) - Unlimited multiple residence	M-1.5 - Restricted heavy manufacturing
R-A - Residential agriculture	MPD - Manufacturing industrial planned development
RPD - Residential planned development	M-2 - Heavy manufacturing
A-1 - Light agriculture	M-3 - Unclassified
A-2 - Heavy agriculture	M-4 - Unlimited manufacturing
A-2H - Heavy agriculture including hog ranches	M-2.5 - Aircraft, heavy industrial
A-2-1 - Heavy agriculture including hog ranches	B-1 - Buffer strip
C-1 - Restricted business	B-2 - Corner buffer
C-2 - Neighborhood commercial	R-R - Resort and recreation
C-3 - Unlimited commercial	W - Watershed
C-M - Commercial manufacturing	SR-D - Scientific research and development
C-MJ - Major commercial	P-R - Restricted parking
C-R - Commercial recreation	O-S - Open space
C-RU - Commercial - rural	A-C - Arts and crafts
CPD - Commercial planned development	MXD - Mixed use development
M-1 - Light manufacturing	MXD-RU - Mixed use development - rural

**Overlays**

- Northeast 138 Corridor Improvement Project
- High Desert Corridor Footprint
- Economic Opportunity Areas
- Community Standards Districts (CSD)
- CSD - Area Specific Standards
- Significant Ecological Area



Current as of: July 9, 2014

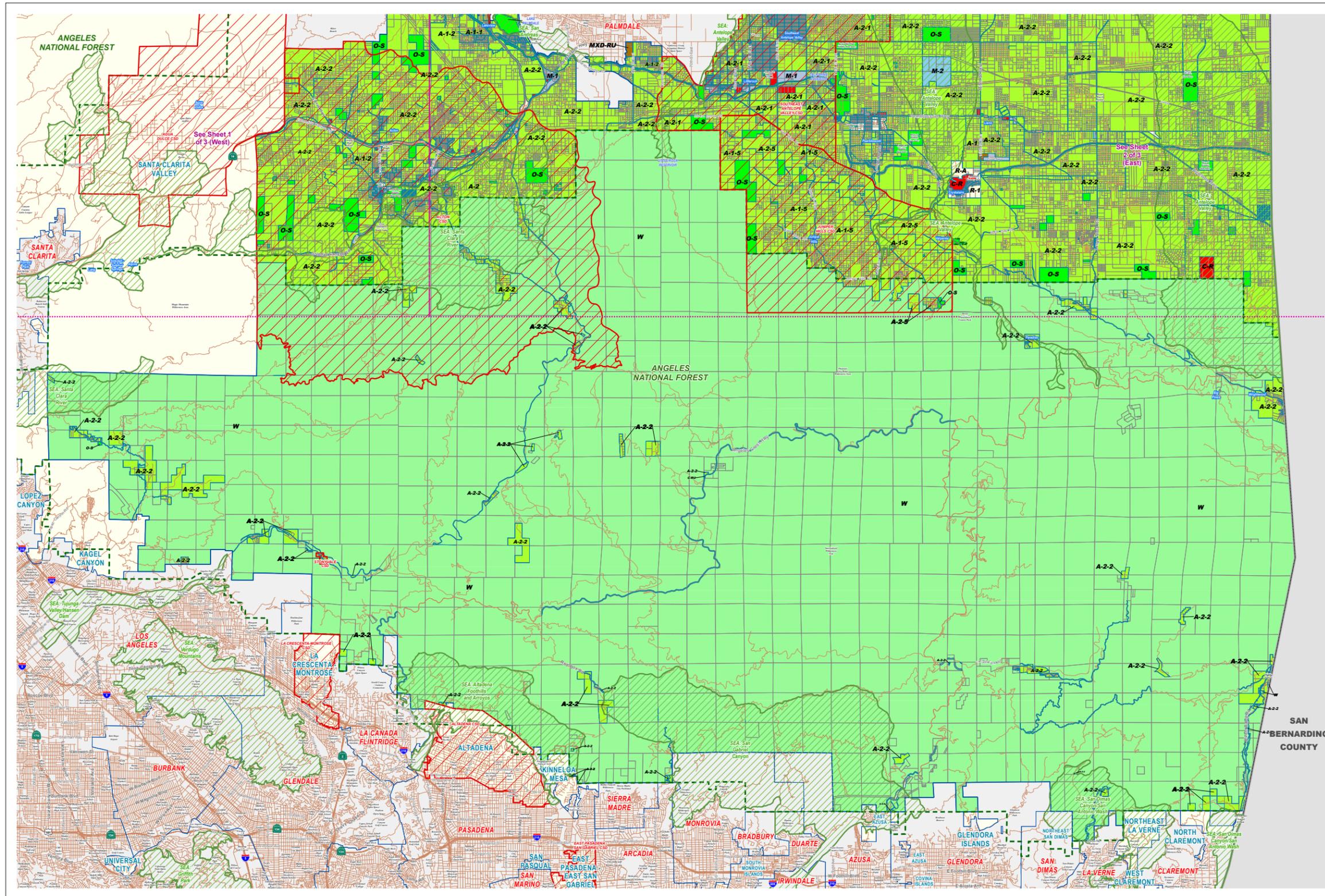
Scale in Feet - Main Map: 0, 2,000, 4,000, 8,000, 12,000, 16,000  
Scale in Feet - Inset Maps: 0, 500, 1,000, 2,000, 3,000, 4,000

LOS ANGELES COUNTY  
Department of Regional Planning  
220 W. Temple St.  
Los Angeles, CA 90012

### 3. Project Description

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PROPOSED ZONING - SOUTH PORTION



Los Angeles County  
**ANTELOPE VALLEY  
SOUTH PORTION  
(Sheet 3 of 3)**  
**ZONING (Proposed)**

**LEGEND:**

Zoning	
[Symbol]	R-1 - Single-family residence
[Symbol]	R-2 - Two-family residence
[Symbol]	R-3(U) - Unlimited multiple residence
[Symbol]	R-4(U) - Unlimited residence
[Symbol]	R-A - Residential agriculture
[Symbol]	RPD - Residential planned development
[Symbol]	A-1 - Light agriculture
[Symbol]	A-2 - Heavy agriculture
[Symbol]	A-2-H - Heavy agriculture including hog ranches
[Symbol]	C-1 - Restricted business
[Symbol]	C-2 - Neighborhood commercial
[Symbol]	C-3 - Unlimited commercial
[Symbol]	C-M - Commercial manufacturing
[Symbol]	C-MJ - Major commercial
[Symbol]	C-R - Commercial recreation
[Symbol]	C-RU - Commercial - rural
[Symbol]	CPD - Commercial planned development
[Symbol]	M-1 - Light manufacturing
[Symbol]	D-2 - Desert-Mountain
[Symbol]	IT - Institutional
[Symbol]	SP - Specific Plan
[Symbol]	M-1.5 - Restricted heavy manufacturing
[Symbol]	MFD - Manufacturing industrial planned development
[Symbol]	M-2 - Heavy manufacturing
[Symbol]	M-3 - Unclassified
[Symbol]	M-4 - Unlimited manufacturing
[Symbol]	M-2.5 - Aircraft heavy industrial
[Symbol]	B-1 - Buffer strip
[Symbol]	B-2 - Corner buffer
[Symbol]	R-R - Resort and recreation
[Symbol]	W - Watershed
[Symbol]	P-R - Restricted parking
[Symbol]	SR-D - Scientific research and development
[Symbol]	O-S - Open space
[Symbol]	A-C - Arts and crafts
[Symbol]	MXD - Mixed use development
[Symbol]	MXD-RU - Mixed use development - rural

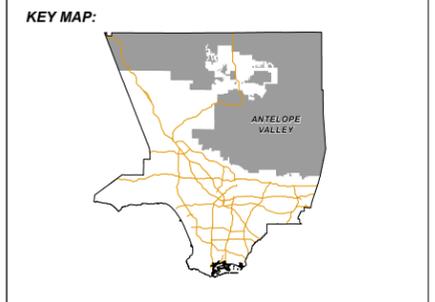
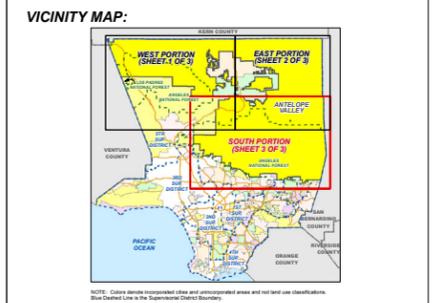
  

Overlays	
[Symbol]	Northwest 138 Corridor Improvement Project
[Symbol]	High Desert Corridor Footprint
[Symbol]	Economic Opportunity Areas
[Symbol]	Community Standards District (CSD)
[Symbol]	CSD - Area Specific Standards
[Symbol]	Significant Ecological Area

Base Layers	
[Symbol]	Arterials
[Symbol]	Freeways
[Symbol]	City / Unincorporated Community Boundary
[Symbol]	County Boundaries
[Symbol]	National Forest
[Symbol]	Lakes and Reservoirs

**NOTES:**  
Community Names are for reference only. They are not intended to reflect Town Council Boundaries, Census Designated Places, Community Standards Districts, or any other administrative boundary.  
Inset Maps are provided for cartographic purposes only. They are intended to improve legibility in denser areas, not to highlight certain communities in the Antelope Valley.



Current as of: July 9, 2014

LOS ANGELES COUNTY  
Department of Regional Planning  
330 W. Temple St.  
Los Angeles, CA 90012

Scale in Feet  
0 2,000 4,000 8,000 12,000 16,000

### 3. Project Description

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### 3. Project Description

As shown in Table 3-2, buildout of the Proposed Project would result in approximately 81,441 additional housing units in the Project Area compared to existing conditions. These new units would generate approximately 311,920 additional residents. Buildout of the Proposed Project would also result in a 39 percent increase in nonresidential (commercial and industrial) space. New employment-generating land uses would result in an increase of approximately 102,513 more jobs than under existing conditions.

#### 3.4 INTENDED USES OF THIS DEIR

This is a Program EIR which examines the potential environmental impacts of the Proposed Project. This EIR is also being prepared to address various actions by the County and others to adopt and implement the Area Plan. It is the intent of the EIR to enable the County, other responsible agencies, and interested parties to evaluate the environmental impacts of the Proposed Project, thereby enabling them to make informed decisions with respect to the requested entitlements. Future environmental review will also be able to tier off of this analysis contained in this DEIR in order to focus future analysis on the project-specific impacts of future discretionary projects. The anticipated approvals required for this project are as follows:

Lead Agency	Action
Los Angeles County Board of Supervisors	<ul style="list-style-type: none"> <li>• Certify EIR for the proposed Antelope Valley Area Plan (Case No. RENV 201400201)</li> <li>• Adopt comprehensive update of the Antelope Valley Area Plan (Case No. RADV 200700019)</li> <li>• Adopt amendments to Title 22 of the County Code:                             <ul style="list-style-type: none"> <li>• Case No. RADV 201400009 (Zoning consistency program, including new zones and other ordinance amendments)</li> <li>• Case No. RZC 201400009 (Zone changes of property)</li> </ul> </li> <li>• Approve Project No. R2007-02733-(5)</li> </ul>
Trustee Agencies	Responsibility
CA Dept of Fish And Wildlife	<ul style="list-style-type: none"> <li>• CDFW has jurisdiction over the conservation, protection, and management of wildlife, native plants, and habitat necessary to maintain biologically sustainable populations. As a trustee for these resources, CDFW provides the requisite biological expertise to review and comment upon environmental documents and impacts arising from project activities, as those terms are used in CEQA. (Fish and Game Code Section 1802).</li> </ul>
CA Dept of Parks And Recreation	<ul style="list-style-type: none"> <li>• California Department of Parks and Recreation manages 280 park units, which contain the finest and most diverse collection of natural, cultural, and recreational resources to be found within California. Their mission is to provide for the health, inspiration and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation.</li> </ul>
CA State Lands Commission	<ul style="list-style-type: none"> <li>• The California State Lands Commission serves the people of California by providing stewardship of the lands, waterways, and resources entrusted to its care through economic development, protection, preservation, and restoration.</li> </ul>

### 3. Project Description

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