

LEONA VALLEY, CALIFORNIA
COMMUNITY STANDARDS DISTRICT
PROPOSAL

Submitted by the people of Leona Valley, as
Prepared by Leona Valley Improvement Association
Land Use Committee
Summer 1989

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Community Standards District
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Leona Valley Improvement
Association (LVIA)
Land Use Committee**

LEONA VALLEY IMPROVEMENT ASSOCIATION LAND USE
Standards District Formation Committee
P. O. Box 783
Leona Valley, California 93551

Los Angeles County Board of Supervisors
Supervisor Michael D. Antonovich
500 W. Temple Street
Los Angeles, California 90012

July 1989

The residents of Leona Valley would like to thank you for the extraordinary opportunity you have given us to participate in the future planning of our small rural community. We of the Leona Valley Improvement Association (LVIA) Land Use committee have accepted the task to coordinate this effort with a firm commitment to represent not only the wishes of the majority, but also to incorporate the sound planning practices recommended by the Los Angeles Planning representatives.

After years of surveys, community workshops, weekly public meetings, informational newsletters, local media coverage, and constant interface with Dave Vanatta of your staff and Lee Stark of the L.A. Planning Commission, LVIA is confident that the standards presented to you reflect both criteria.

Leona Valley stands firm in it's resolve to retain the rural character and lifestyle that this unique area provides. Survey after survey supports local residents' commitment to preserve this rich landmark of small ranches and country hospitality. Los Angeles County continues to support the low density restrictions imposed by our natural topography, threatened water supply, drainage and sewage problems, two-lane roadways, and earthquake fault zones. And the residents agree with the L.A. County officials - Leona Valley must stay country - not only because that's the way residents want it, but because to do otherwise would be contrary to sound planning practices.

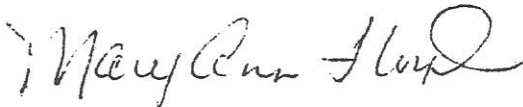
To date, this Standards has received enthusiastic endorsement from the community; and yes, even from our non-resident property owners who plan to build their "dream home" in the country one day. Survey results for the LVIA-sponsored Standards continue to tally in the high 90 percent. We realize that growth will occur in Leona Valley as large properties change hands from ranchers to investors. But it doesn't have to mean the end of life as we know it here in country. The standards contained in this document will maintain our current rural lifestyle, and at the same time plan for future development which will be "up-town" yet "down-home-country".

We appreciate your dedicated, hard work on behalf of Leona Valley and eagerly look forward to an equally vigorous relationship as this Leona Valley Community Standards District proposal wends its way toward unanimous approval by the Los Angeles County Board of Supervisors.

Very truly yours,

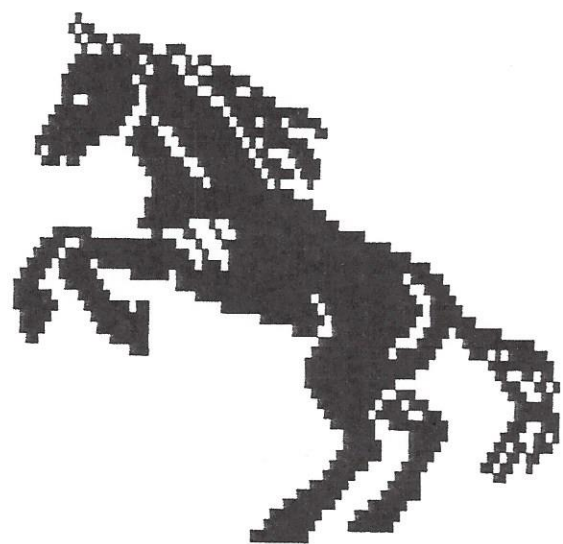


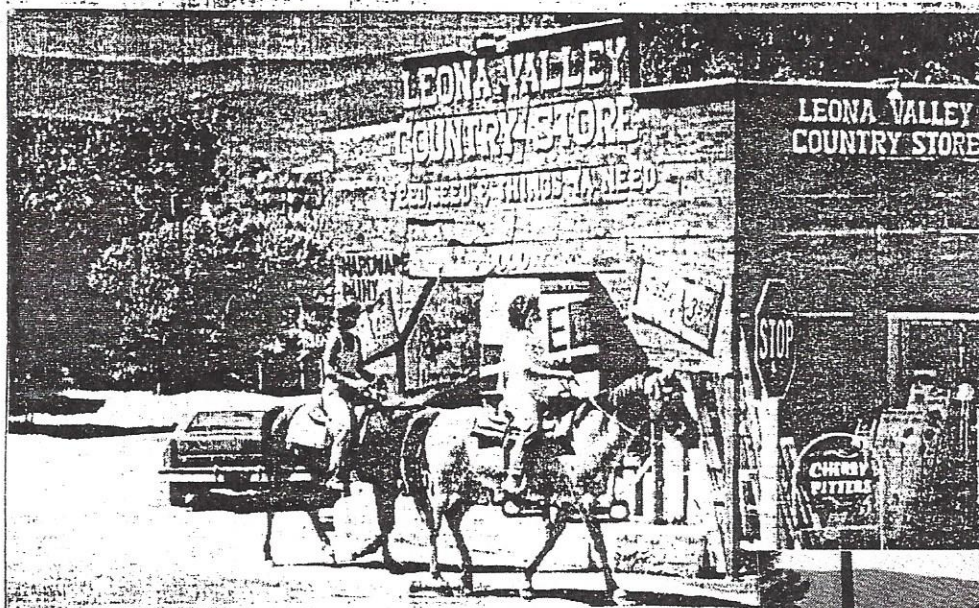
Chuck Crandall, President
Leona Valley Improvement Association



Mary Ann Floyd, Chairman
Leona Valley Improvement Association
Land Use Committee

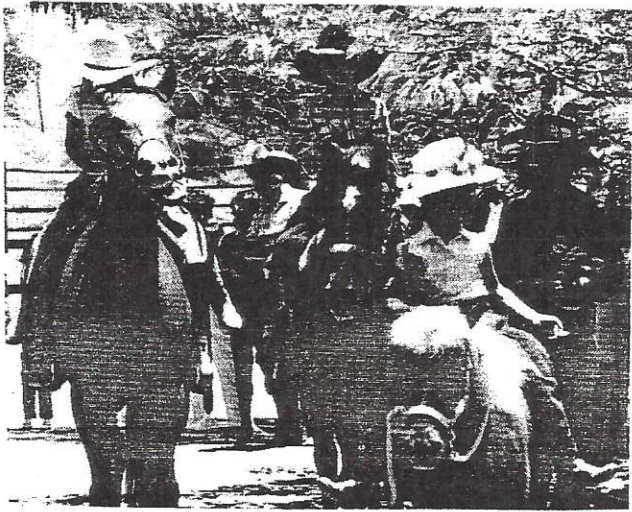
**Leona Valley
is Country
and Proud of It**





Toni Cory, left, and Danise Callahan ride their horses past the Country Store in Leona Valley where residents

Rural lifestyle threatened, say Leona Valley residents



Leona Valley mobilizing to defend rural lifestyle

Guidelines, not battle lines, set

By LINDA LEE
Staff Writer

LEONA VALLEY - The community that once mobilized 400 citizens to fight a proposal for wind farms on the hillsides is now fighting to protect its rural lifestyle, wildlife and native flora.

"We do our own thing, but we come together when we need to," said Leona Valley resident Mary Ann Floyd. "We're different here. We have a deep and abiding love for the land. But that doesn't buy you much when you're in the arena of big money and politics."

Floyd is chairwoman of a community organization that is developing an ordinance it hopes will protect the community's small, rural atmosphere that residents feel is threatened by increasing development.

But instead of battling the officials who oversee planning and development for the area, the group has asked for ad-

vice in developing guidelines for building. While residents agree with the basic policies set forth in the county's Plan, they say "too many want to build."

"We want to set a degree," Floyd said.

Residents are also concerned about the annexation of the community by Lancaster. They feel that the city's plan to develop the area will threaten their rural lifestyle.

Of particular concern is the policy toward which Leona residents do not offer enough mentally sensitive development.

Developing of the most important is the environment, when

Last week Leona Valley residents girded themselves to do battle against a proposed housing and recreational development in their area.

An emergency meeting was called by the Land Use Committee of the Leona Valley Improvement Association (LVIA) to receive input from residents regarding the tentative tract map and conditional use permit proposed for Bouquet Canyon and Elizabeth Lake Roads.

"We're not a bunch of alarmists," said committee member Dick Floyd. "But we are alarmed that our community is going to be raped and pillaged like the community over the hill," he continued, referring to Quartz Hill.

The tentative tract map proposed by City Thrift and Loan Association of Los Angeles, calls for subdividing 559 acres

Residents oppose tract, golf course for Leona Valley

By ROBIN VALAITIS
Staff Writer

LEONA VALLEY - Fearing a large subdivision of homes on half-acre lots, about 200 residents turned out for an "emergency meeting" this week to discuss a proposed development of 268 homes and golf course at Elizabeth Lake and Bouquet Canyon roads.

"We're not a bunch of alarmists. But we are alarmed that our community is going to be raped and pillaged like the community over the hill," said Dick Floyd, a member of the Leona Valley Improvement Association, which called the meeting Tuesday night.

According to a tentative tract map proposal, City Thrift &

Members of association said that based on the tentative tract map land allocation, there are only 168 acres of buildable land. Some of the land lies on the San Andreas Fault, while the golf course lies on marsh land.

Water. "Can you imagine a group of homeowners that tried to water a golf course? It will end up like Lake Los Angeles," said Ray LaLonde. (The lake was allowed to dry out because it was too expensive to pump water into it. The developer of Lake L.A. made no provision for maintaining the lake.) Residents claimed Leona Valley's water pressure is already too low to adequately fight fires.



Leona Valley is Country Proud and Wants to Stay That Way

Residents Call an Emergency Meeting to Discuss a 222 Acre Tentative Home Tract Development that Includes Over 280 Homes

By Gloria Gossard
Staff Writer

homesites are listed as one-half-acre and one-acre lots.

Leona Valley residents feel the plan would destroy their rural lifestyle as it is not in compliance with the county's general plan. This plan limits lot size to one home per two acres and does not require streets with curbs, gutters and sidewalks, if alternate methods can be found. The land use committee felt that based on land allocations in the tentative tract map, there are actually only 168 acres of buildable land. Much of the land lies on the San Andreas fault line while the golf course is located on marsh land.

"Also," cautioned Ray LaLonde, committee chairman, "if you look at the plan, everything considered to be unbuildable because it is on an earthquake fault, has a lot number on it. If there is a lot number I'll bet someone's got it earmarked for the future to build there."

David Cowart of the county regional

A date for the hearing on the map and conditional use permit has yet to be set, pending the response from the developer.

In the meantime, the LVIA land use committee has drawn up its own list of 30 questions and concerns. Included are the problems of drainage and flooding, the impact on the local school, noise, traffic and air pollution. Since natural gas is not available in the area, the committee is also concerned about the increased density of propane tanks, which could cause a major hazard in the event of fire or earthquake.

Water shortage was also listed as a major concern. The development calls for water from the Dominguez Water Company but residents feel the pressure is already low. They cited the example of a brushfire two years ago when residents on the northside had insufficient water pressure to combat the flames.

Residents also fear that someone from



Leona Valley citizens to fight for rural lifestyle

By ROBIN VALAITIS
Staff Writer

LEONA VALLEY — Residents here value their laid-back lifestyle. They say they're willing to fight for it.

Led by the Leona Valley Improvement Association, this community of 500 is intent on preserving its rural lifestyle.

"We've watched other communities fall apart at the seams because they aren't persistent," said Mary Ann Floyd, chairman of the land use subcommittee of the Leona Valley Improvement Association (LVIA).

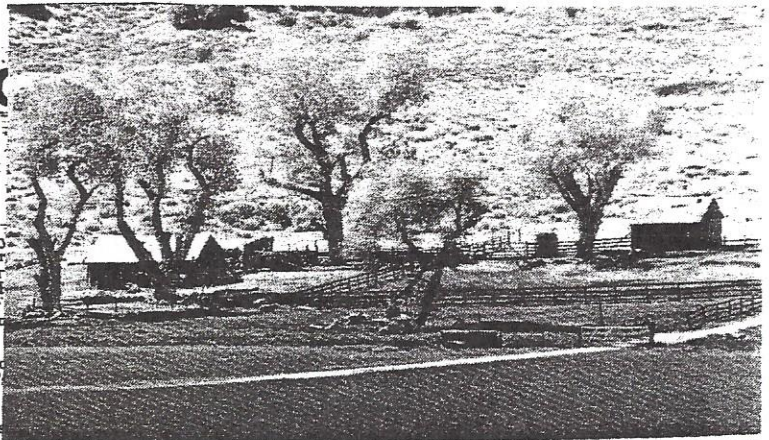
To begin with, they want out of Palmdale's sphere of influence, the boundaries of which split the community down the middle.

Next, they want to form a community district to enforce by ordinance the rural. Finally they would like to have Eliz and Bouquet Canyon roads declared ways, to preserve their beauty from development.

Traditionally, the northern-most boundary Leona Valley has been Portal Ridge (and part of Ritter Ridge). But when the Local Agency Formation Commission (LAFCO) settled the Quartz Hill Palmdale-Lancaster sphere of influence matter June, LAFCO extended Palmdale's sphere of influence to Elizabeth Lake Road.

That didn't sit well with the Leona Valley community when residents found out about it. "It's totally impractical to divide the community," Floyd, of the sphere of influence boundaries.

But the underlying, and perhaps more pressing concern is that being included in a city's sphere of



Leona Valley resists development

Some residents are objecting to being placed in Palmdale's planning area

By DAN BOYLE
Daily News Staff Writer

LEONA VALLEY — A Leona Valley committee is working with Palmdale officials to draft a specific plan that would preserve the community's rural lifestyle should land in the unincorporated area ever be annexed to the city.

The land-use committee Leona Valley Improvement Association already is working Los Angeles County officials to develop a community standards district that would mandate lot sizes be no smaller than

nexed into the city, said Mary Ann Floyd, chairwoman of the committee.

"If they can get an agreement from Palmdale to follow Leona Valley's proposed plan, then they would be covered no matter what happens in terms of annexation," said Stark, head of the LVIA.

Land-use Committee "Moving Ahead"

By Gloria Gossard
Staff Writer

LEONA VALLEY — Members of the Leona Valley Improvement Association, its land-use committee, and other concerned residents heard Lancaster attorney Thomas Ward describe the first draft of proposed community standards as a document which was "very good and possibly very sound."

Ward, who has reviewed the document by invitation of the LVIA committee, met with residents Thursday, Dec. 8. During the two-and-a-half hour meeting, he addressed concerns over the legality of parts of the document and suggested changes that would preserve the intent which is meant to retain the community's rural lifestyle.

When asked about the possibility of the land-use committee electing a town council to oversee all proposed developments in the area, Ward responded that the idea had merit, providing that it

project.

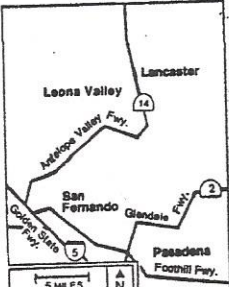
The county Local Agency Formation Commission voted last June to include part of Leona Valley in Palmdale's sphere of influence. A sphere of influence is a planning guide by which cities to determine where they will expand their boundaries.

But Palmdale never asked Leona Valley for its opinion.

ed all land in the community for one-acre lots, Floyd said.

Under the county's general plan, Leona Valley is designated for a maximum of one home per two acres.

But Palmdale Planning Director Clyde Evans suggested that Leona Valley be included in the map, and urged community residents to work with the city to develop a specific plan for the area after development standards



of LAFCO, and the city of Palmdale they will work with Leona Valley to town from Palmdale's sphere of influence.

Bob Toone, city administrator of Palmdale, said the matter will be on the council's agenda. He said Palmdale did not have any plan for the area. "Those people want to be left alone," he said.

Floyd appeared satisfied that the situation is being taken care of. "We are still working on drafting community standards," she said.

"It's not like a covenant," she said of the standards district. "It adds bite and a little more meat to zoning."

The community standards will be an ordinance (which will have to be adopted by the Board of Supervisors) to preserve the rural character of the area. The standards include 2½-acre minimum lot sizes and 2½-acre minimum setbacks.

Final Draft Ready for Leona Valley Standards

By Gloria Gossard
Staff Writer

LEONA VALLEY — Leona Valley residents will meet tonight, Thursday, to discuss the final draft of the community standards.

Leona Valley tries to fend off growth

By PATRICIA FARRELL AIDEM
Daily News Staff Writer

LEONA VALLEY — Residents of this rural hamlet are seeking protection from encroaching development by a plan to limit lots to a minimum of 2½ acres and outlaw such urban amenities as street lights, billboards and sidewalks.

its "you pick" cherry orchards, is working with Los Angeles County officials to create a special community standards district much like one designed to protect the rural character of Agua Dulce.

About 200 people crowded Leona Valley's community center Thursday night for the meeting.

the district plan.

"It was real nifty seeing that the enthusiasm and the commitment for retaining our rural lifestyle hasn't diminished over the years," said Mary Ann Floyd, chairwoman of the Leona Valley Improvement Association's land use committee. "In fact, it's growing," she said.

Supervisor Michael Antonovich, who represents the area. Antonovich has assigned county planner Lee Stark to work with the community. The district needs approval of the county Board of Supervisors.

Community members have

sphere of influence for the city of Palmdale be from 50th Street to the West to the city of Lancaster. "We're starting to establish ourselves as a pretty powerful group because of the unified support by our citizens," said Floyd. "People are beginning to see Leona Valley as a forceful community in the preservation of our rural lifestyle." But she also

Group studies growth controls in Leona Valley

By PHIL SNEIDERMAN
Daily News Staff Writer

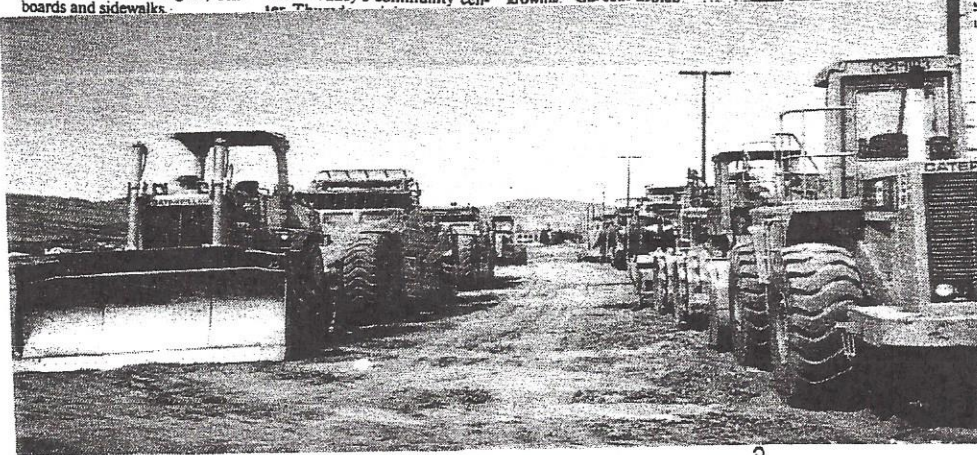
LEONA VALLEY — About 100 Leona Valley residents met Thursday to refine their battle plan to keep out the dense urban development that is occurring in other parts of the Antelope and Santa Clarita valleys.

Members of the Leona Valley Improvement Association are preparing development standards aimed at preserving their rural environment whether the community remains unincorporated or is annexed into Palmdale.

ic plan area, under Palmdale's jurisdiction. These would govern development if Leona Valley becomes part of that city.

Lee Stark, a member of the county's regional planning staff, said the restrictions are important if the community wants to avoid the dense development that is occurring rapidly in Palmdale and Lancaster.

"If this community wants to maintain its rural character, they have to speak up now," Stark said.



Listening to 'profiteers'

It was disgusting to my hubby and I to hear of the Capital Hills project and downright distressing to see the plans in today's *Bakersfield Californian*. Technopolis indeed!

We have only been here a couple of months, so not many people have asked why we moved here. We love Tehachapi. We moved from Lancaster, where we had lived for more than 25 years, because the so-called progress was too much for us.

Look at the price that progress exacted. The commercial buildings are newer, but look closer. What revenues are they really reaping with so many vacancies in them? Some buildings are already two to three years old and empty still. The smaller or older businesses are not thriving or are gone. The older sections of town are downgraded because the traffic is too fast, streets too narrow, or diverted to the malls.

Where are the kids? The schools are overcrowded, the parks aren't safe, and neither are the neighborhoods. Youth groups can't compete with the malls for loitering and the shows. Mom and dad are away making a living to support the new appetites.

Nestled in the hills outside of Palmdale is a beautiful com-

munity like Tehachapi. True, there isn't a city hall or even a Chamber of Commerce, but they are standing shoulder-to-shoulder and saying what I wish someone here had said: "We are unique because we are natural, have space and are beautiful. We will not be bought! Progress speaks to us in such a way that all of us individuals will vote to see how we will grow. Ecology is important to us and we will work to preserve our rural character by setting standards for the future and the integrity of our environment and individuals."

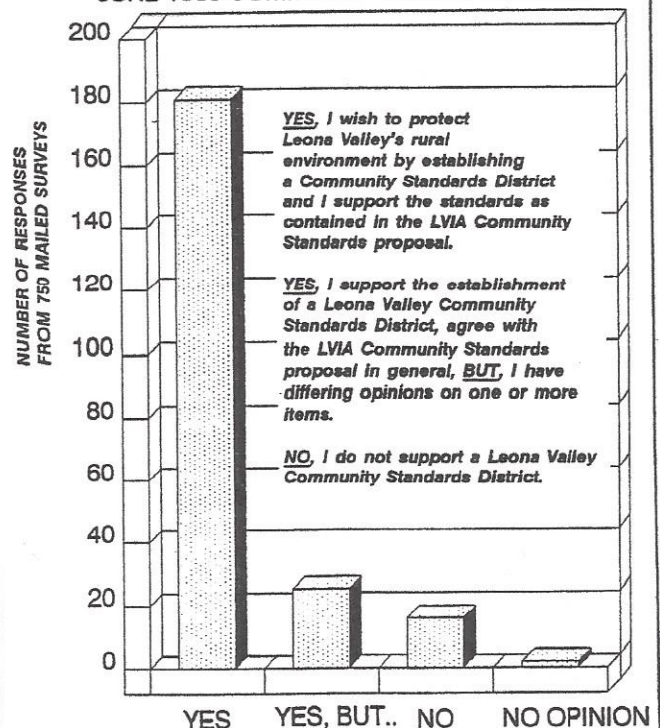
The people of Leona Valley are voting and telling Los Angeles County what they want, and they are abiding by it. They have fought off Palmdale, the wind turbine forests and developers.

Please fill us in. Did Tehachapi do this, or were the city fathers only listening to the profiteers? Granted, the identification of certain characteristics is stamped forever on Tehachapi's landscape, but will it all go before someone stands up and says enough?

Joan Delamotte



LEONA VALLEY COMMUNITY STANDARDS
JUNE 1989 COMMUNITY SURVEY RESULTS



"Nestled in the hills outside of Palmdale is a beautiful community like Tehachapi. True, there isn't a city hall or even a Chamber of Commerce, but they are standing shoulder-to-shoulder and saying what I wish someone here had said..."

Joan Delamotte, Tehachapi

July 1989

LEONA VALLEY COMMUNITY STANDARDS DISTRICT

Establishment-Purpose

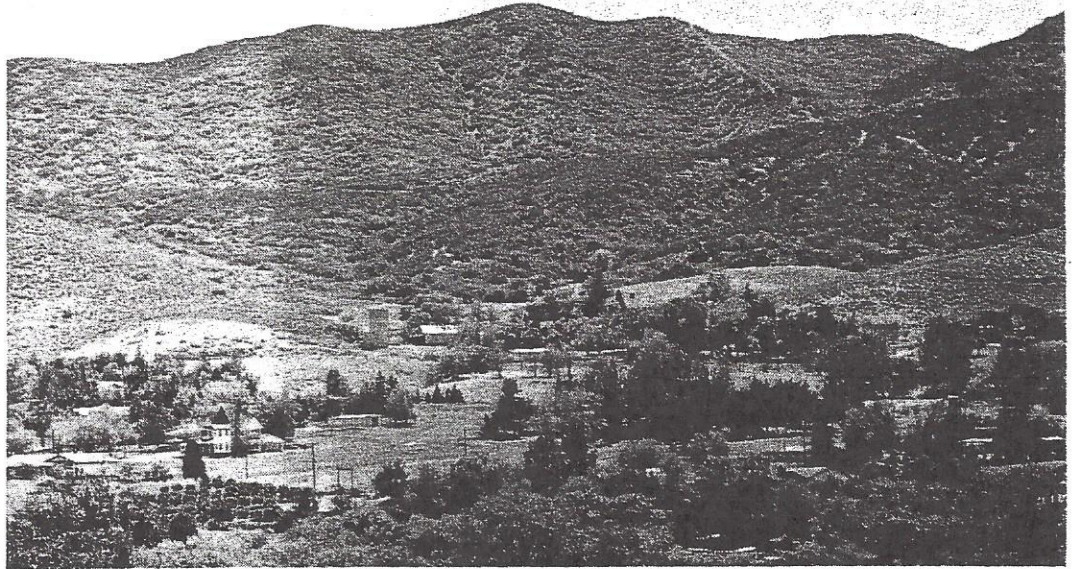
This Community Standards District is established as a supplemental district to provide a means of implementing special development standards that are intended to retain the existing rural character of Leona Valley. In addition, these standards will emphasize the need for control over special climatic, seismic, geologic and wildlife conditions which are unique to the Leona Valley area by means of low density development standards with special criteria to preserve the scenic hillsides and environmentally sensitive areas.

Located in the hills west of Palmdale, the non-urban, rural and agricultural community of Leona Valley is an isolated area of ranches, orchards and small farms averaging a minimum of 2.5 acres in size. This cohesive community has chosen a rural lifestyle in order to participate in the delicate ecosystem of the high desert while at the same time sharing a common interest in ranching and farming. With this choice, we have accepted the responsibility of representing the land we occupy by establishing a community plan or standards to amend and enhance the Los Angeles County General Plan for the Antelope Valley. These standards contain the spirit of environmental preservation for the area and reflect the desire of current residents and land owners to preserve their cohesive and well established lifestyle.

The following fourteen items illustrate the reasons why 92.3% of the Leona Valley community desire a Community Standards District, and why we are confident that our recommended standards represent the best planning practices for this unique area of Northern Los Angeles County.

**"Country Roads
Take Me Home
To the Place
Where I Belong"**

**Leona Valley
California**



Leona Valley, with its rugged hillsides and pristine beauty is an environmentally sensitive area and a popular scenic route for many a visitor. Its serene country panorama of orchards, ranches and farm animals is a well-loved landmark. Folks come to Leona Valley in the spring to enjoy fields and hillsides ablaze with wildflowers and in the winter to sled and play in the snow. This unique community, isolated by its natural topographical boundaries from the hub-bub of city noise, lights and congestion, is a friendly place which traditionally welcomes visitors wanting to enjoy a day in the country. It is imperative, therefore, that future development provide for an overall visual quality harmonious with the non-urban hillside setting.

Communities

Antelope Valley Press, Sunday, October 30, 1988

Country living prevails for folks in Leona Valley

By JOHN MILLER
Staff Writer

LEONA VALLEY - This quiet community, nestled in the foothills west of Palmdale on Elizabeth Lake Road is home to families who enjoy a country atmosphere and way of life.

The community's history is a vibrant part of early California. Early residents of Leona Valley were the Kitansuk Indians, a branch of the Shoshone or Serrano Tribe. Arrowheads, flints and other artifacts are unearthed from time to time and remind residents of the Indian culture.

Spanish explorers headed by the first governor of Alta California came upon Leona Valley in 1776. As commerce and travel increased, the route of the main stage line between Cajon Pass and lower San Joaquin Valley paralleled Amargosa Creek through Leona Valley. The old stage coach house and an adobe way station remain on Elizabeth Lake Road between Leona Valley and Elizabeth Lake.

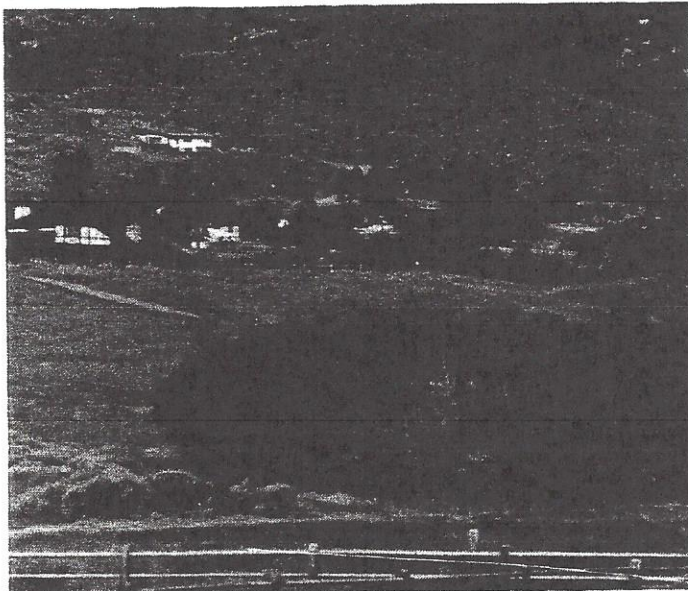
The valley takes its name from Miquel Leonis, "King of the Calabassas" whose cattle

and sheep ranch was by far the largest in the area. Settlers emigrated from Germany beginning in the 1870s. For many years the rich valley soil provided generous grain harvests. Cherries and lilacs still flourish in the area.

Leona Valley today is the home of farm- and ranch-oriented families who enjoy the beauty of a quiet rural life with a few luxuries thrown in. The community can boast of a convenience store with a mini-gas station, a hardware store, a video rental store, a pizza parlour, beauty shop, post office, automobile repair shop, a restaurant and an antique store. There are several real estate offices in the community.

Leona Valley Elementary School is operated by the Westside School District and students in grades 7-12 are bused to schools in Quartz Hill.

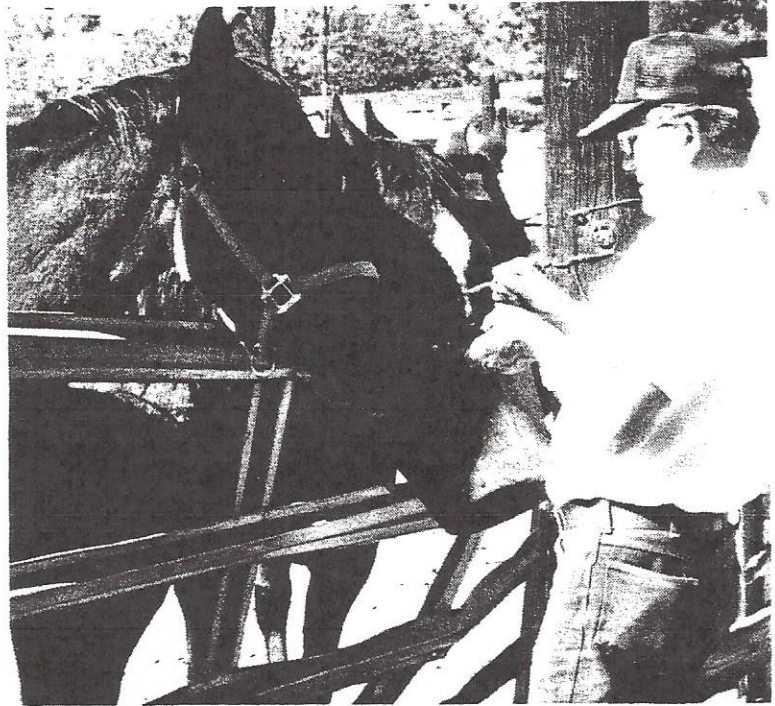
The Leona Valley Improvement Association is an organization that was formed to give residents a voice on solving problems that might come up in the community and to sponsor events for the community. It usually meets the third Thursday of each month at 7:30 p.m. in the Leona Valley Community Building on Elizabeth Lake Road.



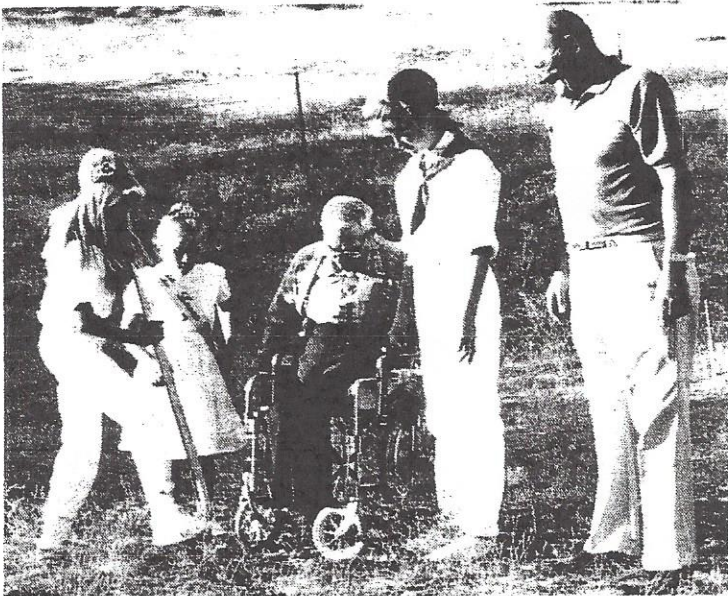
Golf courses, driving ranges, club house/recreation buildings and parking lots are not compatible with the established equestrian/agricultural lifestyle of the community. In addition, correctional institutions, additional trailer parks, and wind farms are not permitted. All other uses identified in the A-2-2/A-1-1 zones will be addressed on a case-by-case basis for community impact and compatibility.



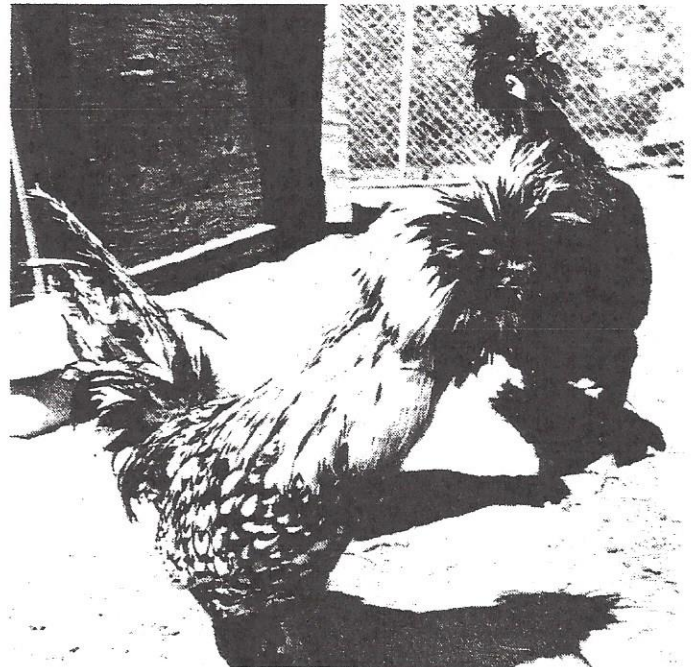
Leona Valley youngsters raise animals, learning and growingthe country way



**Horses and the outdoors !
A part of the country lifestyle enjoyed by retired yet healthy, active, Seniors**



**A Community that gets involved.
4-H members participate with elders in ground-breaking ceremonies at LVIA Community Center**



**Country and Proud of it!
Something to crow about!**

Many residents have chosen this rural lifestyle specifically for the right to keep horses and other farm animals on their property. Current agricultural zoning provides our younger citizens opportunities to participate in 4-H and FFA organizations. These projects encourage them to channel their energies in positive directions and develop leadership and responsibility. The community wholeheartedly endorses these goals and objectives. Any future development must promote compatibility of this agricultural/rural lifestyle so as not to create conflict and discord between neighbors. Furthermore, sellers and real estate agents must represent this agriculturally oriented and equestrian community accurately to clients and potential Leona Valley property owners.

Leona Valley shines during cherry jubilee

By KAREN MAESHIRO
Daily News Staff Writer

LANCASTER — Leona Valley kicked off its annual week-end-long Cherry Festival Saturday with a rousing exhibition of town pride and community spirit that included a parade of floats, equestrian riders and antique cars followed by a traditional country fair.

The crowd, a mixture of locals, out-of-towners, families and senior citizens, lined the dusty streets in the center of town to watch the more than 50 entrants in the parade, whose theme this year was "Cherry Country and Proud of It."

"It's a nice parade, and all the community gets together to enjoy it," said cherry rancher Don Hobart, who was selected as this year's grand marshal. Hobart opened the first U-Pick cherry orchard in Leona Valley in 1949.

"Leona Valley is a real family-oriented area," said Leona Valley resident Donna Kruizinga as she anxiously awaited the start of the parade and a chance to see her 8-year-old daughter,

Kristin, who entered as an Indian rider. "Everybody participates one way or another in the parade, and the kids wait all year for this."

Quartz Hill resident Adelaide Traylor, 70, enjoys coming to the parade every year. "It's a pretty town, and the people are proud," she said. "I like the rural atmosphere... Its a special place all of its own."

The festival continues today beginning at noon at the Leona

Valley Community Center. The festival includes an animal show and crafts sale for children.

"It's a pretty town, and the people are proud. I like the rural atmosphere... Its a special place all of its own."

Adelaide Traylor, Quartz Hill



Letters to The Signal

A THREAT TO THE SCV

Editor:

Although this letter has specific reference to Leona Valley, its concern is for the whole Santa Clarita Valley area.

I was recently alerted by a newspaper article about the danger threatening Leona Valley due to developments planned, in particular a development at the junction of Elizabeth Lake and Bouquet Canyon Road.

I am very familiar with the area, as I am a cabin owner in Bouquet Canyon. Along with those who live in the area, I wanted to be in a place free from the traffic and crowded tract-dwellings of a city, where the beauty of nature was not buried under cement and where individuals were not lost in crowds but were part of a community where individuals could be

"To violate the integrity of this rural life by "developing" it is to not only destroy the lives of those who live here, but take away a place that many journey to in order to experience the unspoiled harmony of nature or to have a nice day picking cherries in the country."

Linda Love, Saugus

greed, though that greed will try to protect itself with many respectable disguises. It carries with it no concern for the effect it has on the quality of life, the impact it has on the natural resources of an area, or the ability of an area to support the vast numbers of people that greed requires in order to sustain itself.

Greed, that desire for more, has no end. It does not stop with one development but, as can be seen in the whole North County — Santa Clarita, Palmdale, Lancaster, Quartz Hill and other communities — what once used to be a beautiful area is rapidly being turned into mazes of cement tracts, traffic and smog.

Bouquet Canyon, a narrow, winding two-lane road going through National Forest, is flooded with the noise of rush hour traffic in the morning and evening. The air smells bad from all the exhaust fumes. Surely, cabin owners and those who come to camp in the many campgrounds linking Bouquet Canyon Road did not envision the city coming along with them!

To develop Leona Valley would only add a tremendous burden to an already worsening condition on Bouquet Canyon Road. Present traffic is destroying the peace and serenity of the canyon as it rushes by at full speed. It is a dangerous road and cannot handle a large volume of traffic without serious consequences.

I, myself, was the victim of a near-fatal hit-and-run accident on it two years ago and have witnessed many other accidents on the road. I truly dread to think what will happen when it rains or snows and there is ice on the road early in the morning when people go to work.

Then there is the problem of water. With city developments come demands for water that will far exceed an already strained desert environment to provide for them, not only in terms of numbers of people, but the green lawns and cultivated vegetation that come with city dwellings. Desert plants and animals take care of themselves. They do not require vast quantities of water to survive.

Part of the beauty of the Leona Valley area is to see the changing colors of the hills as they march together with the seasons — green, brown, gold, sometimes white, and in the spring, cascades of wildflowers. The hills do not have to be "kept up" by watering. But what will watering do to the hills? And where will it come from?

I do not understand why the people in a community do not have the right to determine whether their community be developed or not.

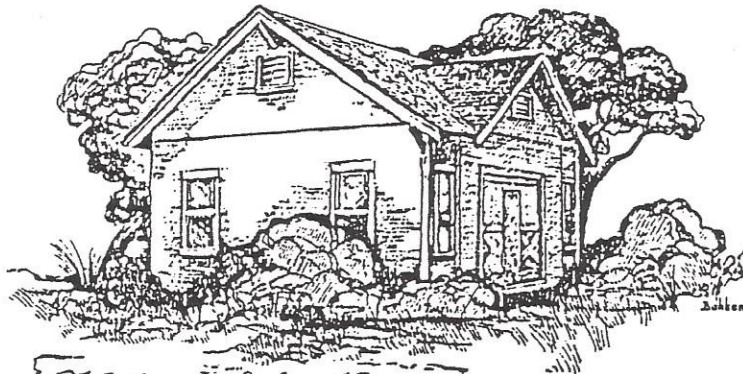
A rural life and a city life have definite values for those who live in each place. But the two do not, and cannot, mix. Rural communities are being devoured by the respectable name of "progress." This must not happen in Leona Valley and must be curbed in the whole North County before the beauty of the exquisite hills vanishes in a blanket of smog and the gentle spaciousness of the desert and its plants, which, at best, have only thorns to defend themselves against the attacks of modern machinery, is vanquished, save only, perhaps, for a few intrepid grasses coming up through their concrete tombstones.

I, and the land, if I may speak for it, appreciate your understanding and considerate action.

Linda Love
Saugus

This narrow Valley creates a natural air flow from West to East. Air quality is at present good and provides the environment needed to produce cherries, peaches, pears, almonds, lilacs, etc. which local residents provide for sale at yearly "U-Picks". Folks traditionally come to Leona Valley each year to enjoy a day in the country and to take advantage of the fresh produce and reasonable prices. Leona Valley even appears in tour guide books as far away as Japan. Deterioration of air quality through pollution created by a sudden increase in vehicle population, daily vehicle mileage and associated vehicle emissions of air contaminants from high density housing projects would destroy this industry not only for the local residents, but also for our visitors.

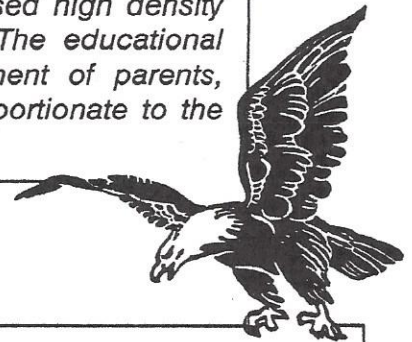
WEST ANTELOPE VALLEY
HISTORICAL SOCIETY



Old Leona Schoolhouse

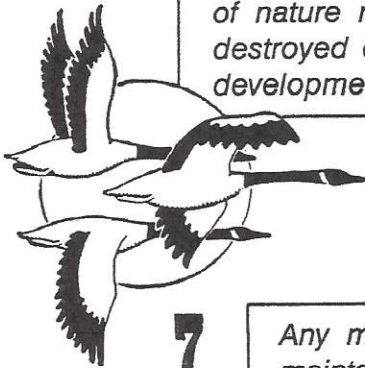
The Leona Valley School (K - 5) provides a scholastic environment for local neighborhood children and enrollment is currently over capacity. School facilities and staff needed to accommodate the influx of students from the proposed high density urban subdivisions in the Westside School District do not exist. The educational excellence brought about by the cohesive neighborhood involvement of parents, students and staff must be maintained through growth which is proportionate to the educational services currently in place.

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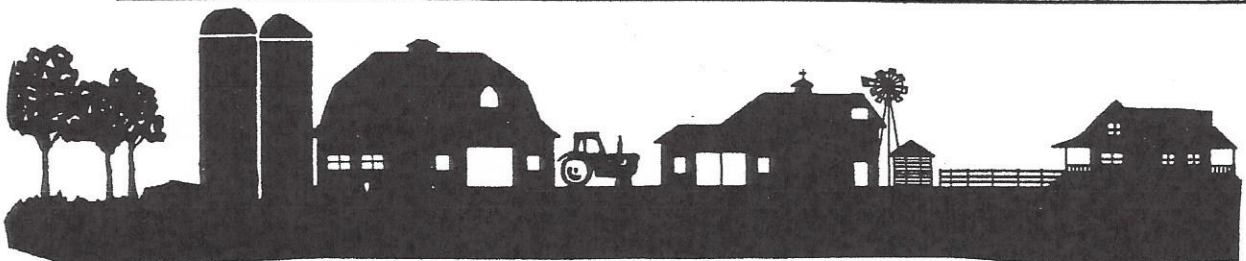
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Leona Valley is home to a diverse population of wildlife: coyote, rabbit, Red-tailed hawk, owl and Golden Eagle. Bobcat, and even mountain lions enter the Valley from the adjacent Angeles National Forest. Rattlesnakes as well as migratory birds, raccoons, opossums, badgers, tortoise, road runners, quail and deer all make up the ecological balance of predator and prey. A 1975 study identified two endangered species in the area; the Prairie Falcon and the Collared Lizard. This delicate balance of nature must be preserved. Hunting grounds and migratory paths must not be destroyed or altered. Environmental Impact Studies shall be required for any major development which would threaten the habitat of any of the local wildlife.



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Any major subdivision developed in Leona Valley shall be required to install and maintain their own sewage treatment and disposal system independent of the community. Present Leona Valley residents wish to remain independent of a sewage district.



Amargosa Creek

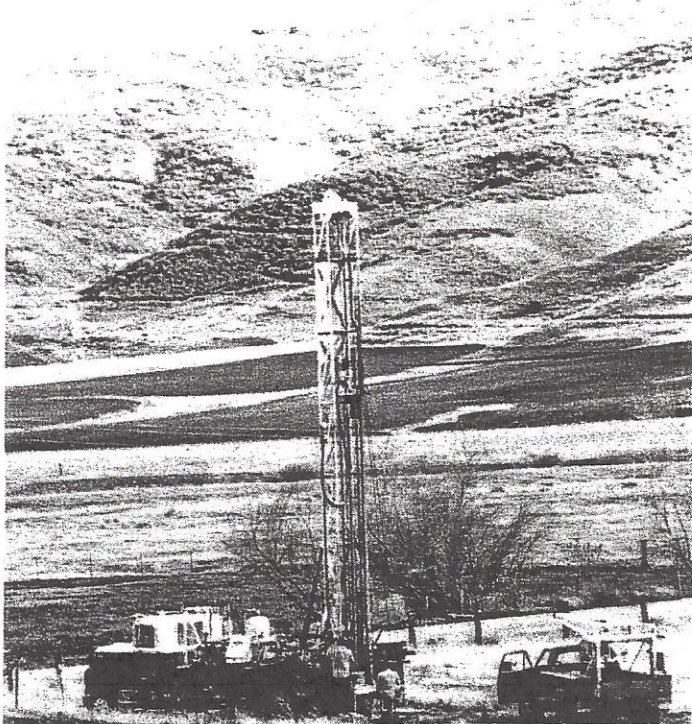
Located on
Earthquake fault
sub-irrigated pasture
blends well with
raising cattle

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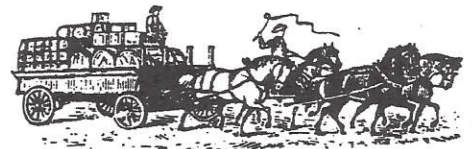


**DISAPPEARING
WETLANDS**

The Riparian area known as Amargosa Creek bisects Leona Valley as it flows parallel with a proposed scenic highway. The wetlands adjoining this perennial stream shall be maintained in its natural state in order to prevent detrimental changes to water quality, aquatic flora and fauna, and/or hydrophytic vegetation, chemistry, sedimentation, and channel blockages and riparian-dependent resources. The natural course of the Creek should not be altered by means of landscape alteration, earth displacement, or damming. The use of toxic chemicals for pest control, fertilization, or landscaping in this riparian area will contaminate the creek as well as the ground water resources which provide water to area wells and to local and migratory wildlife.



**Leona Valley residents
depend primarily on
water wells**



**Water source needs to
be protected from
contamination**

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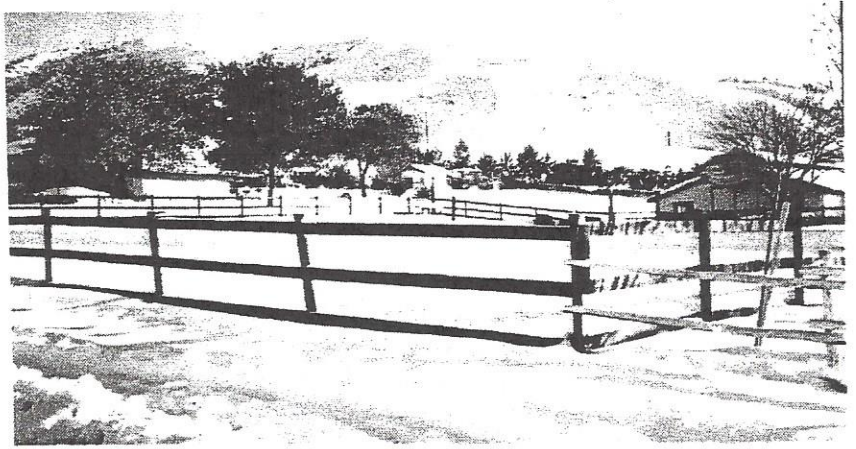
Many Leona Valley residents rely on private wells for their consumable, agricultural and fire suppression water needs. These wells are fed primarily from the main aquifer along Amargosa Creek. Significant redeployment or overdrafting of this water source to meet new demands created by high density development, threatens the very health and safety of these residents. Should established wells go dry as a result of disproportionate new usage demands, well users would suffer severe financial hardship should they be forced to join a water district. The quality of the groundwater must also be protected against contamination by subdivision runoff, landscaping chemicals, waste disposal and septic discharge.

AV Snowfall

The following snowfall was reported by points around Antelope Valley about midday Thursday. Levels reported here are unofficial, and were recorded in inches on flat ground. Snowfall levels vary from one area to another.

Palmdale.....	3
Lancaster.....	(-)1
Lake L.A.....	(-)½
Leona Valley.....	18
Elizabeth Lake.....	19
Rancho Vista.....	9
Quartz Hill.....	5
Pearblossom.....	3-5
Little Rock.....	3-5
Acton.....	
Big Pines.....	
Mtn. High.....	
Rosamond.....	
Mojave.....	
Edwards AFB..	

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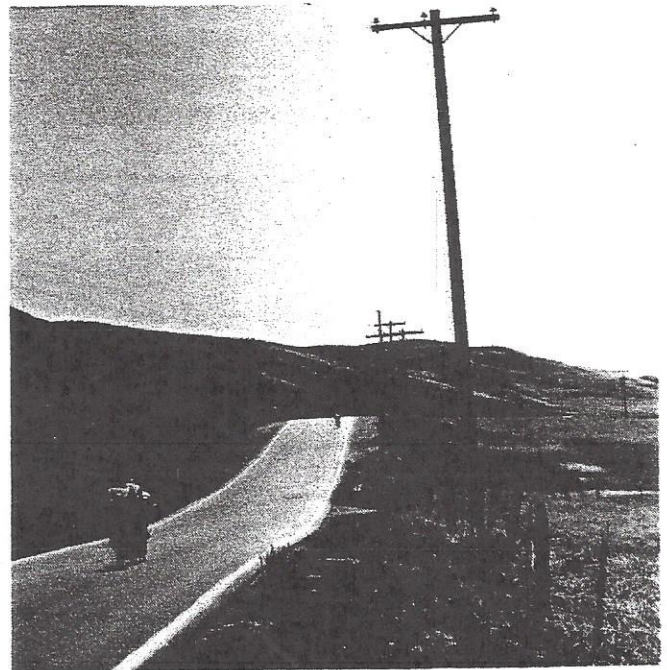
At an elevation of 3500 feet, Leona Valley frequently receives enough snowfall for residents to be "snowed-in" for days. The current residents are prepared for this and accept it. High density suburban-type housing would place heavy demands on fast snow removal from their streets, and on restoration of electricity and phone service which usually is interrupted during such "snow-ins".

Leona Valley residents hope to slow development along Elizabeth Lake Road by having it designated a scenic highway.

Leona Valley road a 'scenic' issue



In summer, Leona Valley's roadways provide miles of enjoyment for bicycle enthusiasts. In winter, the roads become perilous with black ice and snow.



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The two secondary roadways which service the community of Leona Valley (Elizabeth Lake and Bouquet Canyon) are curvy, two lane non-urban roadways that are already over-burdened with commuters and general daily traffic and numerous accidents occur regularly. During the rain and snow season, the roads are often perilous due to flooding, snow and "black ice". These roads could not accommodate the thousands of additional vehicles which would use these roadways daily should high density housing be permitted in Leona Valley. Los Angeles County would be required to immediately upgrade the roadways from secondary to primary at an estimated cost of 3 to 4 million dollars per mile.

Portal Ridge fire

LEONA VALLEY — Fire burned four houses, a mobile home, two barns and more than 600 acres of brush here Thursday afternoon, prompting dozens of local residents to evacuate.

The blaze started at 1:26 p.m. near 107th Street West and Leona Avenue.

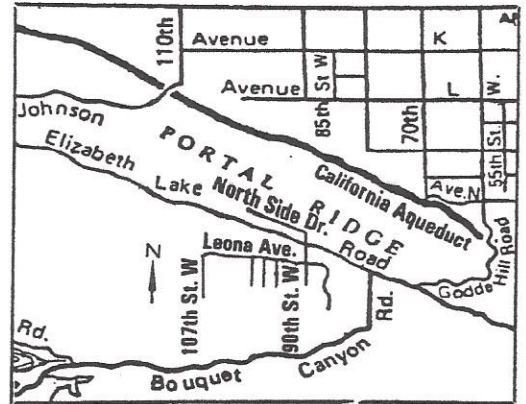
Whipped by 25-mile-an-hour winds, the fire doubled in size in little more than an hour, raging northeast in spots up the southern slopes of Portal Ridge, which separates Leona Valley from the Antelope Valley floor, and toward the California Aqueduct.

Damage to just the structures was estimated at 5:25 p.m. to be in excess of \$475,000 by Tom Little, Los Angeles County Fire Department spokesman at an operations base near 90th Street West and Elizabeth Lake Road.

Little said the houses, all single-family dwellings, were at 40335 107th St. West, the origin of the fire; 9779 Elizabeth Lake Road; 9938 North Side Drive; and 9850 North Side Drive.

The mobile home was at 10705 Leona Ave. and both barns were in the area of the fire's point of origin, Little said.

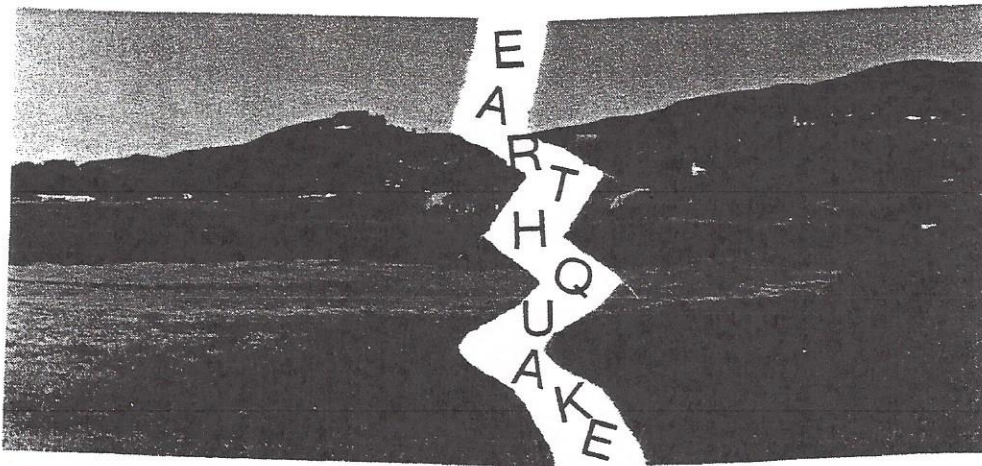
Rough terrain, the small number of fire hydrants in the area and winds up to 25 mph in 100-degree heat made it difficult to fight the blaze, said fire officials at the operations base.



THE SHADED area shows the approximate extent of the brushfire which devastated a portion of Leona Valley Thursday afternoon. The bottom portion of the shaded area is the point of origin, and the dark diagonal line, representing the California Aqueduct, was the fire's northeastern perimeter.

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The wildland interface areas of Leona Valley have the potential for a major fire disaster should urban sprawl in the foothills develop to the forest and hillside boundaries without a comprehensive and cooperative specific plan between developers, the community, and the local and national fire service agencies. Leona Valley's Volunteer Fire Department and local water suppression reserves cannot adequately provide for the safety of this community or property when a wildland interface fire occurs. Therefore, development of Leona Valley must proceed on a low density threshold and community fire protection standards for these wildland interface areas must be developed, adopted, and strictly adhered to before any major subdivision proceeds in these areas.



Seismic hazards are potentially severe due to the active faults along the San Andreas rift. Leona Valley which lies along this rift, is likely to experience damage, road closures and structure collapse due to ground rupture and shaking and would require immediate costly public services should Leona Valley become densely populated particularly in the Hillside Management area. All countywide plans and policies restrict high density development for this reason. Therefore, development can only proceed at low density thresholds with a gradual and orderly growth proportionate to current service levels and in strict compliance with criteria established by the California State Mining and Geology Board and the countywide Seismic Safety Element.

Electrical power out

LEONA VALLEY

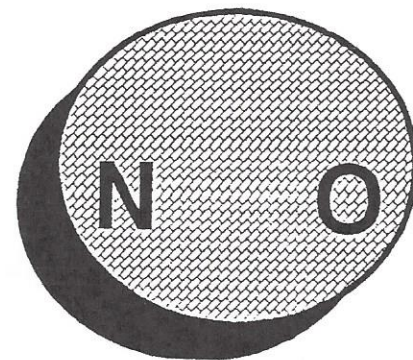
Power outages were reported here and in Lake Hughes over the Memorial Day weekend. Residents in Leona Valley said electrical power was out for much of the day Sunday, and at least part of the day Monday.

Outages were also reported in Lake Hughes. Officials for Southern California Edison Co. could not be reached Monday.

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HILLSIDES SCARFED, TERRACED AND DENUDED OF ALL FOLIAGE
AND WATERSHED TO MAKE WAY FOR CLUSTERED TRACT HOMES

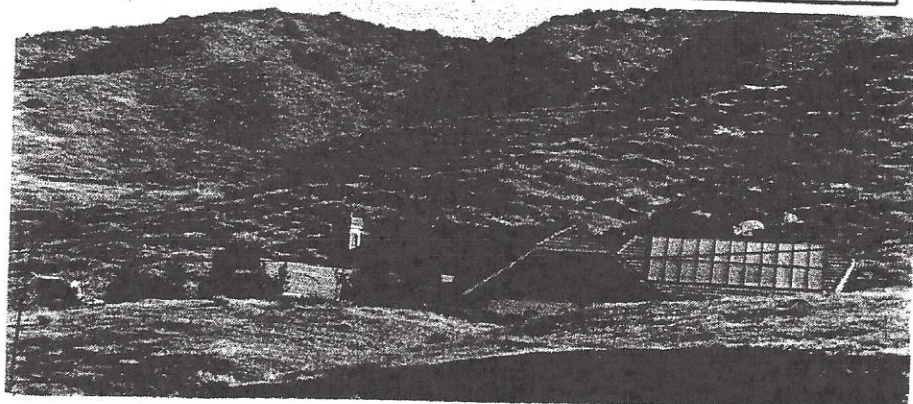


EROSION CUTS LAND IN HALF



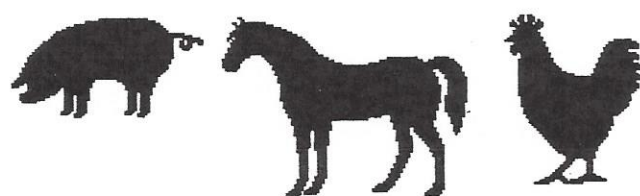
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According to the Division of Soil Conservation of the California Department of Agriculture, the area of Leona Valley contains very little top soil and the earth beneath does not readily absorb water. Removal of a significant amount of this top soil by land alteration or grading exposes a non-wettable layer (soil with low infiltration capability), thereby changing the alluvial drainage and water shed capabilities necessary to replenish the area's underground water reserves. Cumulative watershed impacts need to be avoided where land or vegetative disturbing activity, such as lot grading, contribute to the degradation of the watershed areas, which is detrimental to the water supply and quality of local wells.



TYPICAL LEONA VALLEY HOMESITE BLENDS INTO NATURAL
TOPOGRAPHY GIVING COUNTRY CHARM AND RURAL BEAUTY
WHILE MAINTAINING ECOLOGICAL BALANCE

**Therefore, may we present
for your approval:**



**The Leona Valley
Community
Standards
District**



LEONA VALLEY COMMUNITY STANDARDS DISTRICT

By this Community Standards District, Leona Valley residents and non-resident property owners express their desire to preserve this unique, rural hillside community of the Antelope Valley high desert. We submit that growth and development of Leona Valley be low density and be governed by the special conditions of this Valley and be accommodated by the strict adherence to the Antelope Valley General Plan and the countywide Land Use Element. We exercise our right as stated in the countywide Land Use Element Plan to act to protect the health and safety of the public from hazards associated with hillside areas and to preserve the natural resources and scenic values occurring in hillside environs. We also propose to ensure that development of this non-urban hillside management area will be designed in terms of scale and intensity in a manner compatible with these natural resource values and the general character of the surrounding community. We therefore create this Standards District in adjunct to the Los Angeles County General Plan for the Antelope Valley and request the following be incorporated as ordinance:

Community-wide Development Standards:

Except as herein modified, regulation of the development of Leona Valley shall proceed in accordance with the provisions of the Antelope Valley Areawide General Plan as approved on December 4, 1986, by the County-wide Chapters and Elements of the General Plan, the Los Angeles county Subdivision Code, the Planning and Zoning Codes, plus relevant local and State-wide Zoning Ordinances.

1. Non-Urban Hillside & Significant Areas

- (a) Each residential lot or parcel shall contain a gross area of not less than two and one-half (2.5) acres.
- (b) The practice of density transfer and/or clustering within projects shall be prohibited. Instead, each dwelling unit within a tentative tract/parcel map must be sited upon its own individual lot, the minimum size of said lot to be determined by the Majority Slope that exists within its boundaries. The Majority Slope is that range of slope that occupies 51% or more of any given parcel or lot. Slope calculation shall be measured BEFORE any grading or alteration of the natural landscape or terrain has occurred.

The following densities are allowed based on the corresponding Majority Slope range:

0% to 10% Majority Slope = 1 du/2.5 ac
10% to 20% Majority Slope = 1 du/5 ac
20% to 30% Majority Slope = 1 du/10 ac
30% to 50% Majority Slope = 1 du/20 ac*
Above 50% Majority Slope = 1 du/40 ac*

* Note: Actual slopes of 30% or more are generally unsuitable for grading or building; pre-approval from the Division of Soil Conservation, California Department of Agriculture is required.

2. **Landscape Alteration/Grading Design**

- (a) *The number, size, and location of proposed building pads and roadways must be found to be consistent with the grading requirements of the Division of Soil Conservation of the California Department of Agriculture.*
- (b) *Grading is permitted for building pad sites, i.e., residence, accessory structures, barn, corrals, animal pens. Lot grading is prohibited.*
- (c) *The overall shape, height and grading of any cut or fill slope shall be developed in concert with the existing natural contour and scale of the natural terrain of a particular parcel.*
- (d) *Grading producing angular forms shall not be permitted. The graded form shall reflect the natural rounded terrain.*
- (e) *The toe and crest of any slope in excess of ten (10) feet vertical height, excepting the toe of any slope within twenty-five (25) feet of a structure, shall be rounded with vertical curves of radii no less than five (5) feet and designed in proportion to total height of the slope.*
- (f) *Landscaping on manufactured slopes shall be preserved. De-foliaged slopes shall be re-landscaped with native California vegetation or fire retardant-type flora for purposes of stabilizing slopes after construction, for re-establishment of watershed management, flood and erosion prevention, fire control, and for compatibility of appearance with the surrounding area.*
- (g) *The siting of proposed structures on any site shall, subject to Building and Safety requirements, be such that maximum concealment of a created cut slope is accomplished, thus preserving the visual integrity of the of the land.*
- (h) *Siting/construction of structures on Portal, Ritter, & McDill horizon ridgelines is prohibited.*

3. **Roads**

All future non-highway planned roadways and street improvements shall be subject to County Fire department access requirements and be limited to a maximum width of 26 feet of pavement exclusive of shoulders except where necessary for passing lanes: shall not be curbed or guttered and shall have flat or inverted shoulders where necessary for flood control. Public sidewalks shall not be installed on public residential or commercial streets. Private non-dedicated or easement-type roadways are exempt from this ordinance and may remain non-paved and privately maintained.

4. **Residential Exterior Lighting**

In no case shall a lighted sign or lighting device thereof be so placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance. Lighting may be hooded to reflect light away from these areas.

5. **Public Exterior Lighting (Safety Lighting)**

Public street lighting is not required nor desired by the Community except where necessary to comply with safety lighting standards such as roadway intersections and/or other critical sites.

6. **Signs**

Except as herein modified all signs shall conform to Part 10, Chapter 22.52, Section 52, and Part 10 and Part 8, Chapter 22.56, Section 56 of the Sign Zoning Ordinance.

- (a) *Agricultural-use signs, on site and off, are permitted. The size of on-site signs shall not exceed 4' in height and 4' in width. Off-site signs shall not exceed 2' in height and 2' in width.*
- (b) *On-site hobby and "home or cottage occupation" signs are permitted. The size shall not exceed 2' in height and 2' in width and may not be lighted.*
- (c) *No sign in the A-2-2 zoning area may be lighted.*
- (d) *On-site Subdivision Special Feature Signs shall be limited to one sign per principle entrance per frontage, not to exceed a maximum of 14' in height and 14' in width. Signs shall be placed a minimum of 15' from roadways and 100' from adjacent properties.*
- (e) *No Subdivision Special Feature Signs or outdoor advertising signs shall be permitted along proposed scenic highways (Elizabeth Lake Road and Bouquet Canyon Road).*

7. **Fencing**

Block walls used to surround and isolate subdivision projects are prohibited. Instead, minimum 500 feet of natural open space shall be required to buffer subdivision projects from adjacent properties. These buffer areas may be designated for equestrian, hiking trails or other such non-vehicular or passive activities. Wood, split rail, or wire-type fencing to identify boundaries or contain livestock, retaining walls, or walls erected on property for aesthetic or practical purposes are not restricted.

8. **Floodplain Management**

Development in the floodplain areas of Leona Valley shall be prohibited.

9. **Riparian Area**

- (a) Amargosa Creek is a "blue line" creek and shall be maintained in accordance with and patterned after the Executive Orders 11988 (Floodplains) and 11990 (Wetlands), and the Standards and Guidelines as established in Chapter IV of the Angeles National Forest Land and Resources Management, and the regulations of the California Department of Fish and Game.
- (b) The use of toxic chemicals for pest control, fertilization, and/or landscaping in the riparian area surrounding Amargosa Creek shall be discouraged wherever there is a practical alternatives.
- (c) Land fill or earth movement is prohibited in this area as is the destruction its natural ponds and tributaries.
- (d) All designated wetlands shall remain as natural preserves and shall not be altered. Land uses such as golf courses, driving ranges, or parking lots which involve land movement, construction, or paving shall be prohibited.

Zone Specific Development Standards

- (1) Existing A-2-2 and A-1-1 zoning shall remain.
- (2) Home occupation businesses and services including but not limited to orchards, horse, livestock and companion pet breeding/boarding operations, woodworking, small engine repair and other such "cottage" occupations shall remain within the existing zoning and future operations of this nature are desirable.
- (3) No industrial or manufacturing facilities shall be permitted.
- (4) The boundaries of the existing commercial zone areas shall remain and shall not be extended beyond the current limits unless growth in the community warrants expansion of neighbor service related facilities.

Area-Specific Development Standards

(1) Future uses within the current commercial zone which provide services or goods to the local neighborhood or community shall be permitted and shall be compatible with the community setting and service needs. Redevelopment and redesign of store fronts shall reflect a "western" or "old town" theme. Buildings shall be limited to two stories in height. Redevelopment plans must meet with the approval of the community through a cooperative effort between the developer and the community.

(2) A Leona Valley Equestrian District shall be established by separate ordinance.

(3) Margaretten Lilac Park, owned and operated by Joel Margaretten, D.D.S., is a world renown 160-acre private lilac orchard and arboretum located 2 miles south on Bouquet Canyon Road from Elizabeth Lake Road in Leona Valley. This site shall be maintained in its current state with the concurrence of its owner by the establishment of a conservancy, by appropriation by the State of California as a state horticultural center or other means in order to preserve its unique value to the world horticultural community.

Leona Valley Boundaries

Eastern Boundaries of Leona Valley:

The intersection of Elizabeth Lake Road and 50th Street West, fanning north and south to the ridgelines of Portal and McDill ridges.

Northern Boundaries of Leona Valley:

Ritter Ridge and Portal Ridge will represent the natural and historical northern boundaries of Leona Valley.

Western Boundaries of Leona Valley:

Intersection of San Francisquito Canyon Road and Elizabeth Lake Road.

Southern Boundaries of Leona Valley:

To extend south to the boundary of the Angeles National Forest in the westerly section and to McDill Ridge in the easterly section.

Bouquet Canyon Boundaries of Leona Valley:

There are small isolated patches of land which abut the National Forest along Bouquet Canyon Road to the Bouquet Reservoir which residents consider part of Leona Valley.