



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

5 April 20, 2021

CELIA ZAVALA
EXECUTIVE OFFICER

April 20, 2021

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**HEARING ON THE GREEN VALLEY COMMUNITY STANDARDS DISTRICT
PROJECT NO. 2019-003972-(5)
ADVANCE PLANNING CASE NO. RPPL2018002317
PROJECT LOCATION: GREEN VALLEY
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The recommended action is to approve the Green Valley Community Standards District Ordinance (Ordinance). The proposed Ordinance establishes community-specific development standards specific to the needs of the Green Valley community. In addition, the proposed Ordinance restricts lighting and signage; preserves vegetation; regulates subdivisions, highway and local street development; restricts the height and design of new commercial structures; regulates the hours of operation for non-residential uses; adds setbacks to commercial lots; and requires a Minor Conditional Use Permit for the modification of development standards. A project summary is included as Attachment 1, and the proposed Ordinance is included as Attachment 2.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to state and local CEQA guidelines;
2. Indicate its intent to approve the proposed Ordinance (Advance Planning Case No. RPPL2018002317), as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the final documents for the proposed Ordinance amending the County Code and submit them to the Board of Supervisors (Board) for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On June 16, 2015, the Board adopted the Antelope Valley Area Plan (AVAP), which includes goals and policies applicable to the unincorporated areas in the Antelope Valley. Implementation of the AVAP specifies that a comprehensive review shall be required of all existing Community Standards Districts (CSD) and may include a program to prepare and adopt any proposed new CSDs. The adoption of the proposed Ordinance will advance the implementation program for the AVAP and meet its goals and policies, as well as those contained in the Countywide General Plan.

The following standards and procedures are included in the proposed Ordinance to maintain and enhance Green Valley's unique rural character:

- Signs – Prohibition of outdoor advertising signs, roof signs, pole signs, and internally illuminated signs; limitations on the size of wall business signs and monument signs; the allowance of residential ranch signs; and regulations for temporary real estate signs;
- Vegetation – Additional review of vegetation for discretionary land use permits, with a minimum threshold of ground disturbance exceeding 400 square feet;
- Highways and Local Streets – Prohibition of curbs, gutters, and sidewalks on new streets unless deemed necessary by other departments, and requirement for streets to be narrow;
- Subdivisions – Required area of at least 2.5 gross acres, required undergrounding of utilities where feasible, and prohibition on gated or walled subdivisions;
- Commercial – Limited height for new commercial buildings; regulation of colors and materials to be used; hours of operation that are consistent with existing businesses; required rural design features, such as wagon wheels; and a front yard setback of 10 feet to align with adjacent existing residential uses; and
- Modifications – Public hearing process, which requires a notification radius of 1,000 feet from the subject property, to modify a CSD standard.

On December 9, 2020, the RPC held a public hearing and voted unanimously to recommend approval of the proposed Ordinance. A summary of RPC proceedings is included as Attachment 4. The RPC's resolution is included as Attachment 5.

Subsequent to the public hearing, one revision was made to the proposed Ordinance (Attachment 2) to correct an error. The revision is noted below and is requested to be included as part of the approval of the proposed Ordinance by the Board as it is not a substantive change from the version considered by the RPC:

5. Residential Ranch Entrance Signs.

...

- d. The maximum height for a residential ranch entrance sign shall be 20 feet measured from the natural grade at the base of the sign; and
- e. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads.
- f. The required setback of a freestanding business sign as determined by Section 22.114.120.D

(Location of Signs) shall apply to residential ranch entrance signs.

6. Temporary Real Estate Signs. The following provisions shall supersede the requirements of Section 22.114.170.A (Area Permitted):

...

The setback cited in Section 22.114.120.D applies to signs that exceed a size of 50 square feet. However, the proposed Ordinance limits the size of residential ranch entrance signs to 20 square feet, or 40 square feet for signs with two faces. Therefore, this provision is unnecessary.

Implementation of Strategic Plan Goals

The proposed Ordinance supports the County's Strategic Plan Goal II: Foster Vibrant and Resilient Communities; Objective II.2.3: Prioritize Environmental Health Oversight and Monitoring, which aims to strengthen the County's capacity to effectively prevent, prepare for and respond to emergent environmental and natural hazards and reduce impacts to disproportionately affected communities. The Antelope Valley contains mapped environmental and natural hazards including Very High Fire Hazard Severity Zones, Flood Zones, and Seismic Hazards. The proposed Ordinance contains development standards intended to preserve the existing low-density rural character of the area. Standards ensure that new development will be consistent with the community character and will mitigate hazards in the community.

FISCAL IMPACT/FINANCING

Adoption of the proposed Ordinance will not result in any significant new costs to the Department of Regional Planning or other County departments and agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearing conducted by RPC on December 9, 2020, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code. Required notice was given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code.

ENVIRONMENTAL DOCUMENTATION

The adoption of the proposed Ordinance is categorically exempt from CEQA per Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 (Class 1, 2, 3, 4, 7, 8, 11, 20, and 21 Categorical Exemptions) and the County Environmental Guidelines. The Notice of Exemption is included as Attachment 3.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed Ordinance will not significantly impact County services.

CONCLUSION


For further information, please contact Kristina Kulczycki, Principal Regional Planner, Community Studies North Section, at (213) 974-6476 or kkulczycki@planning.lacounty.gov.

The Honorable Board of Supervisors

4/20/2021

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Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Amy Bodek", with a long, sweeping horizontal stroke extending to the right.

Amy J. Bodek, AICP

Director

AJB:BS:CC:MSH:KK:ems

Enclosures

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Fire Department
Parks and Recreation
Public Health
Public Works

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

PROJECT SUMMARY

PROJECT DESCRIPTION:	An ordinance to establish the Green Valley Community Standards District.
REQUEST:	Approval and adoption of the ordinance
LOCATION:	The community of Green Valley
STAFF CONTACT:	Kristina Kulczycki, 213-974-6476, kkulczycki@planning.lacounty.gov
RPC HEARING DATE(S):	December 9, 2020
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider approval of the ordinance.
MEMBERS VOTING AYE:	Commissioners Modugno, Duarte-White, Louie, Shell, and Moon
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	The Green Valley Community Standards District will include standards for signage, additional vegetation review for discretionary cases, rural road design, subdivision design (minimum lot size, prohibition on gated or walled subdivisions, and undergrounding utilities), architectural design standards for projects in

Commercial and Rural Zones, and hours of operation for nonresidential uses in Commercial and Rural Zones. There will also be a public hearing process for any requested modifications to the standards that are proposed.

MAJOR POINTS FOR:

The adoption of the ordinance will implement the Antelope Valley Area Plan and adds protections for the community to preserve its rural character by limiting road widths, requiring additional vegetation reviews, adding minimum lot sizes for subdivisions, requiring undergrounding of utilities in subdivisions, limiting the size of signage, promoting residential ranch entrance signs, encouraging use of rural features in future nonresidential development, and prohibiting gated or walled subdivisions.

MAJOR POINTS AGAINST:

Development standards proposed for Green Valley will impose additional restrictions on the community.

22.354.010 Purpose.

22.354.020 Definitions.

22.354.030 District Map.

22.354.040 Applicability.

22.354.050 Application and Review Procedures.

22.354.060 Community-wide Development Standards.

22.354.070 Zone-Specific Development Standards.

22.354.080 Area-Specific Development Standards.

22.354.090 Modification of Development Standards.

22.354.010 Purpose.

The Green Valley Community Standards District (“CSD”) is established to implement the goals and policies of the Antelope Valley Area Plan. The CSD has development standards and guidelines that protect the rural character and natural features of Green Valley’s environmental setting.

22.354.020 Definitions.

The following terms are defined solely for this CSD:

Gated or walled subdivision. A subdivision that includes proposed fencing or walls along its perimeter and restricted access. This definition excludes perimeter fencing for individual lots. A wall or fence along one side of the subdivision would not constitute a gated or walled subdivision.

Residential ranch entrance signs. A freestanding sign that marks the entrance to a single-family residential use.

22.354.030 District Map.

The boundaries of this CSD are shown on Figure 22.354-A: Green Valley CSD Boundary, at the end of the Chapter.

22.354.040 Applicability.

In conjunction with Section 22.300.020 (Application of Community Standard Districts to Property), this Chapter shall apply to any application for development, expansion, or change of use requiring Regional Planning approval after [effective ordinance date]. For expansion of an existing, legally established use as of [effective ordinance date], this Chapter shall only apply to the new expansion portion and not to existing development. Section 22.354.070.A.3 (Hours of Operation) shall apply to new nonresidential uses.

22.354.050 Application and Review Procedures.

(Reserved).

22.354.060 Community-wide Development Standards.

A. Signs.

1. All sign requirements of Chapter 22.114 (Signs), and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), shall also apply to the signage within this CSD, except as otherwise provided for or modified by this Subsection A:
2. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), the following signs shall also be prohibited within this CSD:
 - a. Outdoor Advertising Signs (Billboards).
 - b. Roof Signs.
 - c. Pole Signs.
 - d. Internally illuminated signs.
3. Wall Business Signs. Each business establishment fronting on and/or oriented toward one or more public street, highway, or parkway shall be permitted a maximum of one square foot of wall sign area for each one linear foot of building frontage. No wall business sign attached to a building shall extend above the building wall.
4. Monument Signs. As provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to six feet measured from the natural grade at the base of the sign, and shall not display more than two sign faces with a maximum area of 50 square feet for each sign face.
5. Residential Ranch Entrance Signs.
 - a. A maximum of one residential ranch entrance sign is permitted;
 - b. Residential ranch entrance signs shall only be permitted on lots of at least one gross acre in size and located in the Residential or Agricultural Zone;
 - c. The maximum sign area for a residential ranch entrance sign shall be 20 square feet per sign face with a maximum of two sign faces permitted;

- d. The maximum height for a residential ranch entrance sign shall be 20 feet measured from the natural grade at the base of the sign; and
 - e. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads.
 - 6. Temporary Real Estate Signs. The following provisions shall supersede the requirements of Section 22.114.170.A (Area Permitted):
 - a. Only one temporary real estate sign shall be permitted on a property at a time.
 - b. Prior to posting such sign, the approval of the property owner shall be obtained in writing and be available for review upon request by the Department.
 - c. Such sign shall contain the name and contact number of the person or company responsible for placing such sign in addition to the address, or Assessor Parcel Number, of the property being sold.
 - d. Maximum Sign Area. In the Residential, Agricultural, Open Space, and Watershed Zones, the maximum sign area for a temporary real estate sign shall be six square feet per sign face. In all other zones, the maximum sign area for a temporary real estate sign shall be 48 square feet per sign face.
- B. Vegetation and Landscaping. The requirements in this Subsection B only apply to discretionary land-use permits subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) reviews that include ground disturbance of over 400 square feet:
 - 1. In addition to the required application materials specified in Section 22.222.070 (Application Filing and Withdrawal), each application shall include:
 - a. A detailed project description outlining the reason for the proposed vegetation removal and the planned use of the property within 12 months of application submittal.
 - b. A landscaping plan identifying all vegetation on the property including, and separately specifying, native vegetation listed in the Santa Clara River and San Andreas Significant Ecological Area Plant Lists maintained by the Department. The landscaping plan shall indicate the vegetation proposed to be removed as part of the project and how those removals shall be replaced with replanting, to the satisfaction of the Department, in consultation with the County Biologist.
 - c. Fuel modification plans or grading plans, upon request by the Department.
 - 2. In addition to the application filing fees listed in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.
- C. Highway and Local Streets.
 - 1. Highway Standards.

- a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use the alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the Federal Americans with Disabilities Act;
 - b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by Public Works, where Public Works will consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement and ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and
 - c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.
2. Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD:
- a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;
 - b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with the Department; and
 - c. The encroachment and driveway provisions in Subsections C.1.b and C.1.c (Highway Standards) for highway rights-of-way, shall also apply to local streets.
- D. Subdivisions.
- 1. Gated or walled subdivisions are prohibited.
 - 2. Required Area. New lots shall have a minimum of 2.5 gross acres.
 - 3. Utilities. All wires and cables that provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services shall be placed underground.

22.354.070 Zone-Specific Development Standards.

A. Commercial and Rural Zones.

1. Design of Structures. New structures, or additions or renovations to existing structures, shall be designed to fit in with the community's rural setting by:
 - a. Using earth-toned paint such as shades of taupe, beige, olive, burgundy, or other neutral, muted colors that blend with the surrounding setting.
 - b. Ensuring that building facades do not have more than 50 percent of their street-facing surface area covered in any one of the following materials: glass, stucco, or metal.
 - c. Inclusion of one or more of the following features:
 - i. A hitching post,
 - ii. A recessed storefront entryway,
 - iii. Cast-iron type benches,
 - iv. Wood or wooden-looking barrels,
 - v. Shuttered windows,
 - vi. A wagon wheel, or
 - vii. A water tower.
2. Height. New structures, or expansions to existing structures, on lots adjacent to a Residential or Agricultural-zoned property shall be subject to the following:
 - a. Within five feet from any property line abutting a Residential or Agricultural-zoned property, the maximum height of the building shall be 17 feet.
 - b. Any portion of a proposed structure exceeding 17 feet in height shall be stepped back an additional foot for every foot in height over 17 feet from any common property line with the abutting Residential or Agriculturally-zoned property.
3. Hours of Operation. The hours of operation for a nonresidential use shall be limited to the hours of 7:00 a.m. to 11:00 p.m., seven days a week.
4. Yards. In addition to Section 22.24.040 (Development Standards for Rural Zones), commercial lots shall have a minimum front yard of 10 feet.

22.354.080 Area-Specific Development Standards.

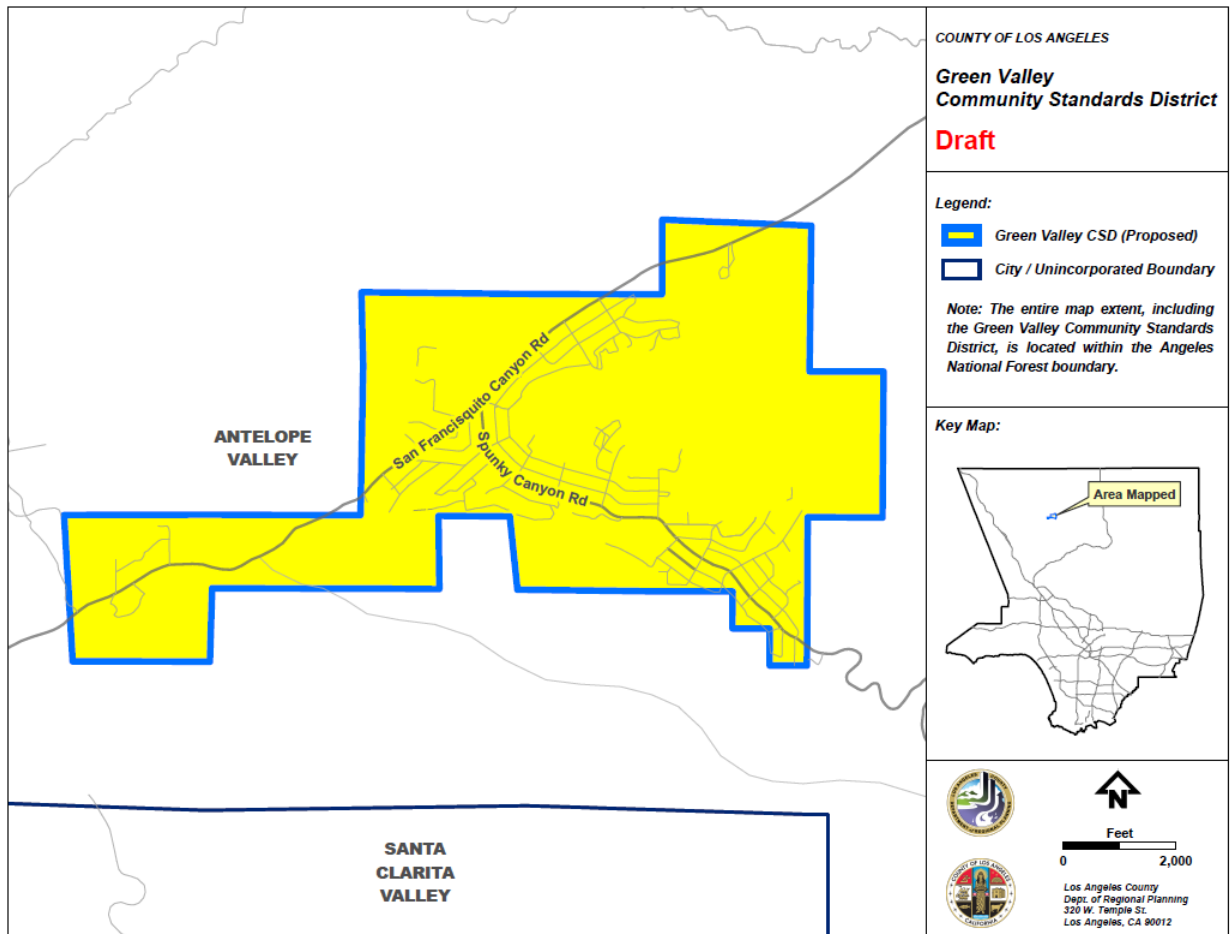
(Reserved).

22.354.090 Modification of Development Standards.

Modifications to any standards in this Chapter are subject to a Minor Conditional Use Permit (Chapter 22.160) application with a notification radius consistent with Section 22.222.160 (Notification Radius) and shall be subject to additional findings:

- A. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the purpose of this CSD; or
- B. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.

Figure 22.354-A: GREEN VALLEY CSD BOUNDARY



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(Ord. 2020-xxxx § x, xxxx.)



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 14, 2020
PROJECT NUMBER: 2019-003972-(5)
PERMIT NUMBER(S): Advance Planning No. RPPL2018002317
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Green Valley
CASE PLANNER: Kristina Kulczycki, Principal Planner
kkulczycki@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies as Class 1, 2, 3, 4, 7, 8, 11, 20, and 21 Categorical Exemption under State CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 as classes of projects which do not have a significant effect on the environment because the standards proposed as part of this project will be more restrictive than those found in the County Code and will also be more environmentally protective. All development standards are consistent with current practices, or will provide additional limitations on development which further protects the community's natural beauty. See attachments for a more detailed analysis of the project and applicable exemptions.

Attached: Notice of Exemption and Attachment

Notice of Exemption

To:

☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

☐ County Clerk
County of: Los Angeles, Business Filings
12400 E. Imperial Hwy., #1201
Norwalk, CA 90650

From:

Public Agency: LA County Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

Project Title: _____

Project Applicant: _____

Project Location - Specific: _____

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

The Los Angeles County Department of Regional Planning proposes a new community standards district for the unincorporated area of Green Valley to preserve the existing character and nature in this area. Development standards applicable to this community will be more environmentally protective and will further limit changes to road design, native vegetation, lighting, and commercial development and design. See attachment for additional information.

Name of Public Agency Approving Project: Los Angeles County

Name of Person or Agency Carrying Out Project: _____

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption. State type and section number: _____
☐ Statutory Exemption. State code number: _____
☐ Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects. State type and section number: _____

Reasons why project is exempt: _____

Lead Agency

Contact Person: _____

Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency

☐ Signed by Applicant

Date Received for filing at OPR: _____

ATTACHMENT TO NOTICE OF EXEMPTION
LOS ANGELES COUNTY
GREEN VALLEY COMMUNITY STANDARDS DISTRICT

1. Project Description

The Los Angeles County (“County”) Department of Regional Planning is undertaking the process of creating a set of standards specific to the community of Green Valley. This community, along with others in the Antelope Valley, approached the Regional Planning Department requesting preservation of their rural lifestyle. After meeting with members of the community, there was an expressed interest to add requirements to standardize new subdivisions in rural areas; preserve the existing narrow road design without curbs, gutters, or sidewalks; create additional development standards for commercial businesses and signage; and encourage use of native plant species as part of discretionary development projects, where appropriate. The proposed Green Valley Community Standards District will include the abovementioned standards which will be more environmentally protective and restrictive than what is currently allowed within the Zoning Code (Title 22). No construction activities or specific developments are proposed as part of this project.

2. Description of Project Site

The Green Valley community is located within the Angeles National Forest¹ north of Santa Clarita along San Francisquito Canyon Road where it intersects with Spunky Canyon Road. The community is south of Elizabeth Lake Road and northwest of the Bouquet Canyon Reservoir. An attached map depicts the boundaries of the proposed Green Valley Community Standards District. The community spans several USGS map pages, but most of the community is located within the Green Valley Quadrant, which is attached for reference as well.

Properties located within this area are mainly developed with single-family residences or are vacant. There are a few local businesses such as a hardware store, gas stations, and convenience markets. There is a community center, fire station, water company, and faith-based organizations within the boundaries of this area. This community is served by private water and sewer systems.

The community is defined by its surrounding hillsides and oak woodland. The Pacific Crest Trail ²is northeast of Green Valley. The Santa Clara River flows alongside San Francisquito Canyon Road and Spunky Canyon Road through the community; as

¹ Los Angeles County GIS interactive mapping:

<http://rpags.hosted.lac.com/Html5Viewer/index.html?viewer=GISNET.GIS-NET>, Accessed July 7, 2020

Layer: **National Forest** – (Angeles National Forest) information from the U.S. National Forest Service

² Los Angeles County GIS interactive mapping (as previously cited); Layer: **Trail** – (Pacific Crest Trail) Identified on the adopted 2007 Trails Map in reference to the National Scenic and National Historic Trail Webmap)

such, many properties are located within the Flood Plain (100-year Flood Plain)³. Several properties in the southwestern region of this community are in the Santa Clara River Significant Ecological Area⁴. The entirety of the community is located within a Very High Fire Hazard Severity Zone⁵ and the Rural Outdoor Lighting District⁶. Properties along the Santa Clara River⁷ in the northerly portion of the community are located within a Liquefaction Zone⁸ and there are approximately three parcels that contain Landslide Zone⁹ areas near the northern boundary of the community.

3. Reasons Why This Project is Exempt

The project qualifies for Class 1, Existing Facilities; Class 2, Replacement or Reconstruction; Class 3 New Construction or Conversion of Small Structures; Class 4, Minor Alterations to Land; Class 7, Actions by Regulatory Agencies for Protection of Natural Resources; Class 8, Actions by Regulatory Agencies for Protection of the Environment; Class 11, Accessory Structures; Class 20, Changes in Organization of Local Agencies; and Class 21 Enforcement Actions by Regulatory Agencies under the California Environmental Quality Act (“CEQA”) Guidelines Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 as classes of projects which do not have a significant effect on the environment.

Class 1: Section 15301, Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use...Examples include, but are not limited to:

³ Los Angeles County GIS interactive mapping (as previously cited); Layer: **100-Year Flood Plain** – information from the Federal Emergency Management Agency

⁴ Los Angeles County GIS interactive mapping (as previously cited); Layer: **Significant Ecological Area** – Department of Regional Planning General Plan 2035

⁵ Los Angeles County GIS interactive mapping (as previously cited); Layer: **Fire Hazard – Very High Fire Hazard Severity Zone Only** – information from the California Department of Forestry and Fire Protection – Fire and Resource Assessment Program (FRAP), CALFIRE, and the County of Los Angeles Fire Department

⁶ Los Angeles County GIS interactive mapping (as previously cited); Layer: **Rural Outdoor Lighting District** – Department of Regional Planning Ordinance adopted by the Board of Supervisors in November of 2012

⁷ Los Angeles County GIS interactive mapping (as previously cited); Layer: **River, Channel, or Stream** – (Santa Clara River) information from the USGS National Hydrography Data Set (https://www.usgs.gov/core-science-systems/ngp/national-hydrography/national-hydrography-dataset?qt-science_support_page_related_con=0#qt-science_support_page_related_con)

⁸ Los Angeles County GIS interactive mapping (as previously cited); Layer: **Liquefaction Zone** – information from the California Geological Survey (<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>)

⁹ Los Angeles County GIS interactive mapping (as previously cited); Layer: **Landslide Zone** – information from the California Geological Survey (<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>)

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

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

The project will not alter or cause for removal any existing, permitted structures on property. The development standards will only impact new changes that are proposed to a site. For example, one development standard will exclude the addition of new outdoor advertising signs (billboards) within the community. There is an adopted Rural Outdoor Lighting Ordinance that is already in effect and applies to properties within this community. The project will refer to this ordinance for lighting requirements as they relate to signage.

The Green Valley Community Standards District will include development standards that restrict the road widths and prohibit the use of curbs, gutters, and sidewalks, unless deemed necessary by the County. These standards are intended to preserve the design of existing roads and therefore, the project will be consistent with the existing character and baseline condition of the community.

The project also proposes the inclusion of development standards to encourage planting native vegetation as part of discretionary project reviews. Currently, there are vegetation protections in the adopted Significant Ecological Area Ordinance, Hillside Management Ordinance, Oak Tree Ordinance, and the Oak Woodlands Management Plan. The inclusion of these new standards would provide an additional layer of vegetation protection and allow for the maintenance of existing landscaping and natural growth on private property.

Class 2: Section 15302, Replacement or Reconstruction

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

(b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead utility distribution lines where the surface is restored to the condition existing prior to undergrounding.

The project will not alter the current Zoning Code (Title 22) as it applies to replacement or reconstruction of structures as identified in Chapter 22.172 of the Los Angeles County Code. Development standards will be added for signage and projects in commercial zones. However, these standards would only be applied when new construction or replacement is proposed and will be more stringent than the existing Zoning Code allowances. Road standards are meant to continue the existing narrow

rural design without sidewalks, curbs, or gutters, unless deemed necessary by other departments. Therefore, the aforementioned standards will fit into this categorical exemption class.

The community is interested in requiring the undergrounding of utilities. This development standard may be applicable to new subdivision projects.

Class 3: Section 15303, New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities and structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure...Examples of this exemption include, but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone...

(b) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area...

The project will include development standards for ministerial projects to include development standards for commercial zones that limit the size of the buildings, specify colors to blend with the surrounding environment, limit usage of certain building materials, require architectural elements found in rural areas, restrict hours of operation to be consistent with the current hours in the community, and direct where parking should be located on the property. These standards will be more restrictive than the general code and will help to maintain lower profile buildings that use colors and materials that match the existing environment. These new standards will maintain the existing aesthetic and character of the community.

Class 4: Section 15304, Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:

(b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistance landscaping.

This project proposes development standards to evaluate proposed vegetation removal and encourage planting of native vegetation as part of discretionary development projects. Although there are adopted ordinances (mentioned above) that protect vegetation, this community standards district would add a new layer of protection for plants in areas that may not otherwise be protected. These standards will be more environmentally protective than the current Zoning Code.

Class 7: Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources

Class 7 consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment...Construction activities are not included in this exemption.

This project will include a set of development standards that will be more stringent than the existing County Code and therefore, will be more protective of the environment. The development standards will include evaluation of native vegetation removal and encouragement of planting native and/or non-invasive plant species as part of discretionary development projects.

Class 8: Section 15308, Actions by Regulatory Agencies for Protection of the Environment

Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

The proposed project will further protect the environment and prevent environmental degradation with the addition of standards restricting the size, operation hours, and design of development in commercial zones; limiting expansion of roads; prohibiting new billboards; mitigating native vegetation removal as part of discretionary development projects; and encouraging the use of native plant species in new landscaping. None of the proposed development standards will relax the existing code requirements or allow additional environmental degradation.

Class 11: Section 15311, Accessory Structures

Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

(a) On-premise signs;

Development standards related to commercial signage are proposed as part of this project. The project also proposes to include a prohibition on new outdoor advertising signs (billboards).

Class 20: Section 15320, Changes in Organization of Local Agencies

Class 20 consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in

which previously existing powers are exercised. Examples include, but are not limited to:

(a) Establishment of a subsidiary district;

This project will establish a new district with an additional layer of standards for a specific community. This community will remain within the unincorporated area of Los Angeles and will still be governed by the Board of Supervisors. This additional district will only apply specific development standards to this specified area with the intention of preserving its existing rural character and natural vegetation.

Class 21: Section 15321, Enforcement Actions by Regulatory Agencies

Class 21 consists of:

(a) Actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency. Such actions include, but are not limited to, the following:

- (1) The direct referral of a violation of lease, permit, license, certificate, or entitlement for use or of a general rule, standard or objective to the Attorney General, District Attorney, or City Attorney as appropriate, for judicial enforcement;*
- (2) The adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.*

This project proposes to add additional development standards to the Green Valley community with the objective of preserving its existing character. These standards will result in more environmental protections to the area. Any violation to these rules will be enforced pursuant to Chapter 22.242 of the Zoning Code.

4. Review of Possible Exceptions to the Categorical Exemptions

Section 15300.2 of the CEQA Guidelines identifies circumstances when a categorical exemption cannot be used. This project has been reviewed to determine if any of the conditions listed in this section might invalidate findings that the project is exempt under CEQA. None of these exceptions to the categorical exemptions are applicable:

(a) Location: This project qualifies for Classes 3, 4, and 11 which each require analysis by location in order to ensure that a project is not located in a particularly sensitive environment where its impacts would ordinarily be insignificant, but circumstantially would be significant. This project includes the addition of development standards for commercial zones to limit the size of the buildings, specify colors to blend with the surrounding environment, limit usage of certain building materials, restrict hours of operation to be consistent with the current

hours in the community and direct where parking should be located on the property; limit the size and types of signage; and add native vegetation protections. Although there are properties located within the boundaries of the project that are mapped as being located within a Very High Fire Hazard Severity Zone, Flood Zone, Landslide Zone, Liquefaction Zone, and Significant Ecological Area, none of the proposed standards will create a significant impact on the environment due to the project's location being in one of these mapped areas. Additionally, all future development projects proposed within the area of the Green Valley Community Standards District will continue to be reviewed by the County Fire Department, Public Health, and Public Works to ensure compliance with County Code requirements.




- (b) Cumulative Impact:** The project will not have any adverse impact on the environment either individually or cumulatively since all development standards applied to this community will be more restrictive and environmentally protective than the current standards in the Zoning Code.
- (c) Significant Effect:** No unusual circumstances will cause this project to have a significant effect on the environment because the development standards are related to the addition of native vegetation protections, limitations on signage and road design, stricter standards for commercial zones including building and site design, standards guiding new subdivisions, and the prohibition of new billboards. None of these standards will impact existing approved uses and will only guide future development with more environmentally protective standards.
- (d) Scenic Highways:** None of the highways located within the community of Green Valley are officially designated as state scenic highways.¹⁰
- (e) Hazardous Waste Sites:** The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. No active or open hazardous sites were identified at or adjacent to the project site.¹¹
- (f) Historical Resources:** California Historical Landmark No. 717 is the Angeles National Forest. The project is located within the Angeles National Forest, but the development standards that are proposed will not cause a significant impact to this resource as they will be more restrictive and will include protections for vegetation as part of discretionary projects, which will be a positive contribution to the aesthetics of the Angeles National Forest.¹²

¹⁰ Caltrans list of officially designated State Scenic Highways (from Caltrans website: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed July 7, 2020).

¹¹ EnviroStor Database <https://www.envirostor.dtsc.ca.gov/public/> and GeoTracker Database <https://geotracker.waterboards.ca.gov/>, both accessed July 7, 2020).

¹² Los Angeles County Historical Landmark Database: <http://file.lacounty.gov/SDSInter/bos/supdocs/HLRCRegistry.pdf>; California Historical Landmarks Database: http://ohp.parks.ca.gov/?page_id=21427; and the National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/database-research.htm>, all accessed July 7, 2020).

Green Valley CSD Proposed Boundary

-  Community Boundary
-  Surrounding Community Boundary
-  Community Standards District

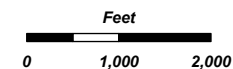
Note:

Communities shown reflect either currently adopted CSDs or boundaries that were submitted to DRP for proposed CSDs. Please review the map provided to us and let us know if this accurately reflects your CSD proposal. Mark any changes you see fit and send it back to us at AVCSDs@planning.lacounty.gov or by mail to the address listed below, Attn: Community Studies North. These are not final maps. All proposed CSD boundaries will need to be vetted and agreed upon through a collaborative process with any communities affected and approved through the public hearing process.

OVERLAPPING COMMUNITIES: None



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

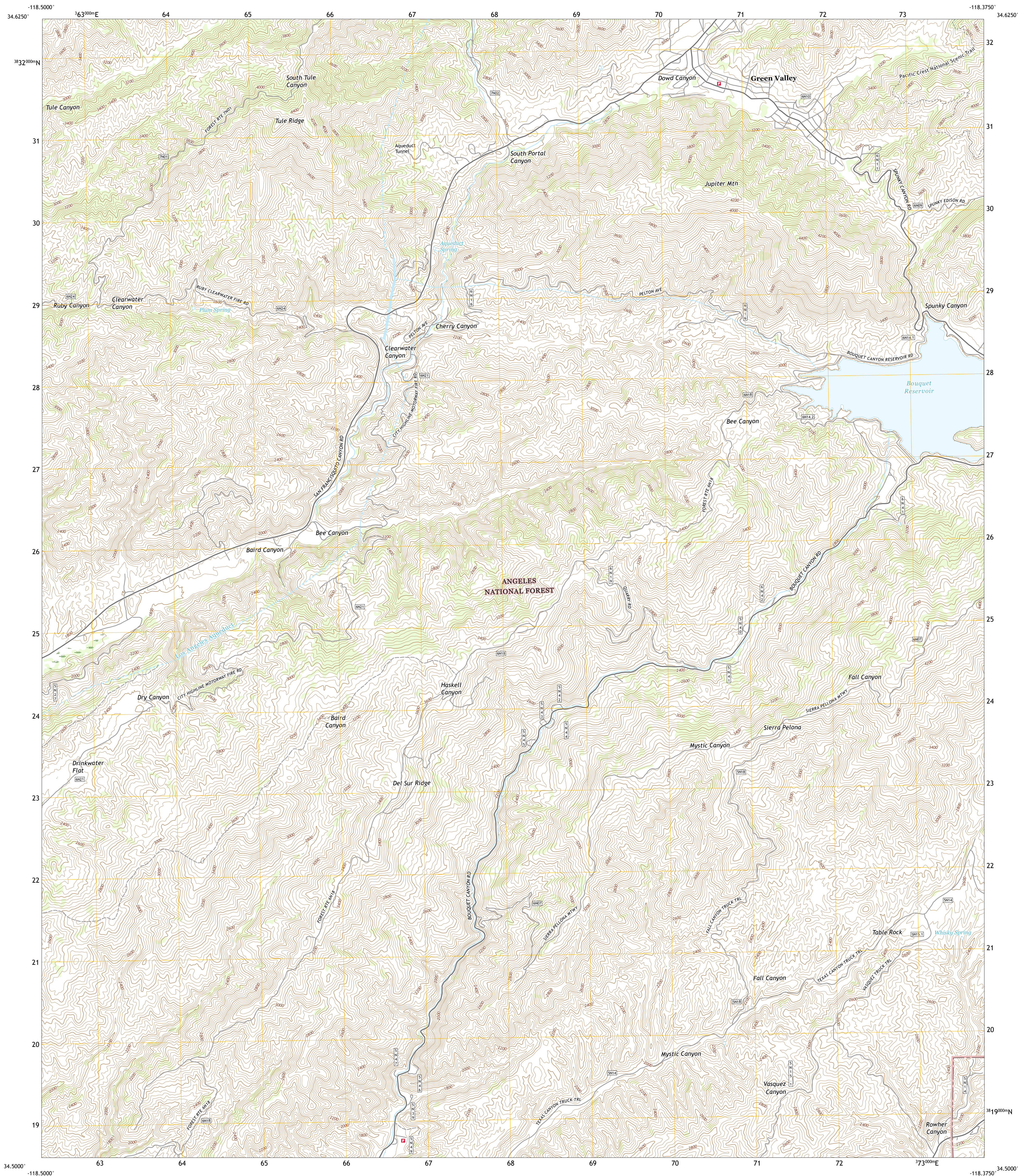


Prepared by DRP GIS Section: 7/8/2019

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

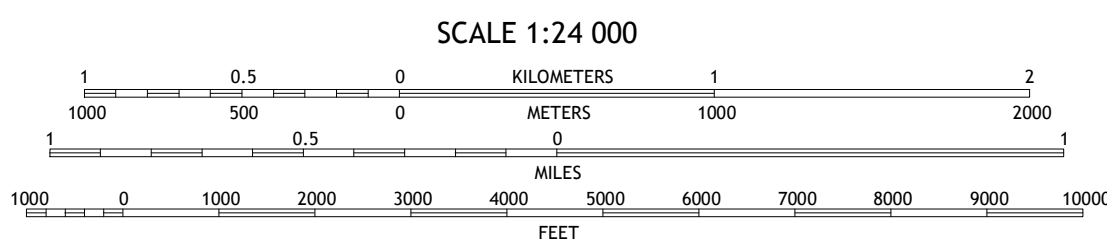
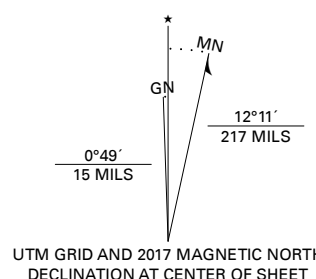


GREEN VALLEY QUADRANGLE
CALIFORNIA - LOS ANGELES COUNTY
7.5-MINUTE SERIES



North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 11S
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....	NAIP, May 2016 - October 2016
Roads.....	U.S. Census Bureau, 2016
Roads within US Forest Service Lands.....	FTSP06, 2016
	with limited Forest Service updates, 2018
Names.....	GNIS, 1981
Hydrography.....	National Hydrography Dataset, 2001 - 2018
Contours.....	National Elevation Dataset, 2018
Boundaries.....	Multiple sources; see metadata file 2016 - 2017
Public Land Survey System.....	BLM, 2018
Wetlands.....	FWS National Wetlands Inventory 1976 - 1986



CONTOUR INTERVAL 40 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988







This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18









1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

Expressway		Local Connector	
Secondary Hwy		Local Road	
Ramp		4WD	

 Interstate Route	 US Route	 State Route
 FS Primary Route	 FS Passenger Route	 FS High Clearance Route

Check with local Forest Service unit
for current travel conditions and restrictions

GREEN VALLEY, CA
2018



**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
GREEN VALLEY COMMUNITY STANDARDS DISTRICT ORDINANCE
PROJECT NO. 2019-003972-(5)
ADVANCE PLANNING CASE NO. RPPL2018002317**

On December 9, 2020, the Regional Planning Commission (RPC) conducted a duly-noticed public hearing to consider the Green Valley Community Standards District Ordinance (Ordinance), which is an amendment to Title 22 that establishes development standards specific to the community of Green Valley in order to preserve its rural character. During the hearing, Regional Planning staff provided an overview of the Ordinance. No comments were received from members of the public or Commissioners.

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

VOTE:

Concurring: Commissioners Modugno, Duarte-White, Louie, Shell, and Moon

Dissenting: None

Abstaining: None

Absent: None

Action Date: December 9, 2020

**RESOLUTION
COUNTY OF LOS ANGELES
REGIONAL PLANNING COMMISSION
GREEN VALLEY COMMUNITY STANDARDS DISTRICT
PROJECT NO. 2019-003972-(5)
ADVANCE PLANNING CASE NO. RPPL2018002317**

WHEREAS, the Regional Planning Commission (hereinafter, the “Commission”) of the County of Los Angeles (“County”) has conducted a duly noticed public hearing on December 9, 2020 to consider an ordinance, (hereinafter, the “Green Valley Community Standards District Ordinance” or the “Ordinance”) that amends Title 22 (Planning and Zoning) of the Los Angeles County Code (hereinafter, the “County Code”) to establish the Green Valley Community Standards District (“CSD”) and associated standards; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On June 16, 2015, the Antelope Valley Area Plan (“AVAP”) was adopted by the County Board of Supervisors (“Board”) which included a requirement for a comprehensive review of all existing CSDs and the potential inclusion of a program to prepare and adopt new CSDs. Green Valley was listed in the AVAP as a potential candidate for a CSD.
2. According to the AVAP, community-specific zoning regulations “shall be instituted only when a unique or detrimental condition exists within a community that prevents implementation of the AVAP” (Page I-11).
3. Members of the community approached the County Department of Regional Planning (“Department”) with a request for a CSD to protect the existing rural character of the area. Unlike other areas of the County, this area is heavily wooded and has narrow roads without sidewalks or curbs, lower-profile buildings on larger lots, and design features, including residential ranch entrance signs, that are unique to the rural lifestyle.
4. On June 13, 2018, the Antelope Valley CSD Update Program was presented to the Commission and included the proposal for the Green Valley CSD.
5. Green Valley is a small community located entirely within the Angeles National Forest, surrounded by hillsides, and is characterized by its oak woodland. There is an intermittent stream from the Santa Clara River that crosses through the community as well. It is located in a Very High Fire Hazard Severity Zone (“VHFHSZ”) and the Rural Outdoor Lighting District (“ROLD”). A small portion of the community is also located within the Santa Clara River Significant Ecological Area (“SEA”).

6. Most of the properties within the community are either vacant or developed with single-family residences. There are several small commercial businesses within the boundaries of the proposed CSD including two gas stations with markets and a hardware store. A fire station, water company, and faith-based organizations are also located within this community as well. Given its remote location and existing development pattern, the community considers itself to be rural.
7. The Ordinance contains standards to address the unique character of the Green Valley community including the allowance of residential ranch entrance signs; prohibitions on large signs, including outdoor advertising signs; design standards for new subdivisions to ensure consistency with the existing community including a requirement for undergrounding utilities, where feasible; vegetation review for discretionary projects; highway and local street standards that emphasize keeping roads narrow without curbs, gutters, or sidewalks, unless necessary; and commercial design standards creating consistency with adjacent residential properties.
8. The proposed Ordinance is consistent with and supportive of the goals and policies of the County General Plan ("General Plan") and the Antelope Valley Area Plan, a component of the General Plan, in that it protects the Green Valley rural community from incompatible design and development, and requires a higher level of consideration for landscaping and native vegetation in larger development projects.
9. Department of Regional Planning Staff ("Staff") frequently conducted outreach for the Ordinance with stakeholders, community members and advisory committees of communities including attending meetings of the Association of Rural Town Councils on May 30, 2018; June 27, 2018; January 30, 2019 and May 29, 2019; attending numerous community events between June 2, 2018 and August 2, 2019; conducting CSD Working Group meetings with community members on April 26, 2018 and October 3, 2019; and holding a virtual community meeting on October 13, 2020.
10. The Ordinance qualifies for a Categorical Exemption (Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321, Classes 1, 2, 3, 4, 7, 8, 11, 20, and 21) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines.
11. Pursuant to Section 22.222.120 of the County Code, a public hearing notice was published in the local newspaper, the Antelope Valley Press, on October 14, 2020. In addition, staff sent out notices to 705 property owners and 16 addresses on the department's courtesy list. The public hearing notice and materials were posted on the Department's website and promoted through

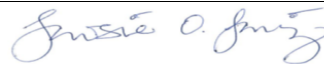
social media. The Department was prepared to make copies of the public hearing notice and hearing materials available at the Quartz Hill Library. However, the closure of public libraries due to the COVID-19 pandemic prevented the courtesy public access practice.

12. On December 9, 2020, the Commission conducted a duly-noticed public hearing to consider the Ordinance that would establish the Green Valley Community Standards District. Following a presentation by Staff, the Commission unanimously voted to recommend approval of the Ordinance establishing the Green Valley Community Standards District and found the project to be Categorically Exempt pursuant to state and local CEQA guidelines.

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

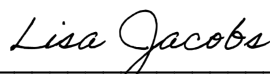
1. That the Board hold a public hearing to consider adopting the Ordinance that amends Title 22 of the Los Angeles County Code to establish the Green Valley Community Standards District and associated standards; and
2. That the Board adopt the Ordinance and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan; and
3. That the Board find that this project is Categorically Exempt pursuant to state and local CEQA guidelines.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on December 9, 2020.



Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By 
Lisa Jacobs, Deputy County Counsel
Property Division