

Green Valley

The community of Green Valley is located in the southwestern portion of the Antelope Valley, south of Elizabeth Lake, and is completely within the National Forest. A large portion of the community is developed with single-family homes and commercial uses, while the remaining portion is largely undeveloped and contains scenic hillsides that are located in a Very High Fire Hazard Severity Zone.

The community does not have a rural town center area but is served by the rural town center areas in Lake Hughes Road and Leona Valley. Two areas, generally located at the intersections of Spunky Canyon Road and San Francisquito Canyon Road and of Spunky Canyon Road and Calle Olivera, have been designated as Rural Commercial (CR), recognizing existing uses that serve the daily needs of residents and provide local employment opportunities. New buildings in these areas should be limited to one story in height and should be designed at a pedestrian-oriented scale. No other portions of the community have been designated for commercial or industrial use, and new commercial uses outside these CR designations and new industrial uses are strongly discouraged, as they are incompatible with the community character.

The community includes rural town areas which are developed or partially developed as the result of previous land division activities. These areas generally extend southeast from San Francisquito Canyon Road and generally extend both north and south from Spunky Canyon Road, and are bounded by hillsides. These areas have been designated as Residential 9 (H9), with a maximum density of 9 residential units for each 1 net acre of land. The H9 designation is intended to reflect these areas' existing densities and development pattern, and is not intended to promote further land divisions.

The majority of new residential development in Green Valley should be directed to the rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character. Light agriculture, equestrian and animal-keeping uses should be allowed in these areas, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be prohibited in these areas because of potential impacts on existing residents. Home-based occupations may also be permitted in these areas, provided that they meet Zoning Code requirements.

The remainder of the privately-owned land in the community is considered to be a rural preserve area and has been designated as Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. This very low density reflects the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

Juniper Hills

The community of Juniper Hills is located in the southern portion of the Antelope Valley, south of Littlerock and Pearblossom. The community is largely developed and is generally not served by existing infrastructure and public facilities, but it does contain many single-family homes on large lots and some agricultural uses. The community is adjacent to the National Forest, includes scenic hillside areas, and is subject to several safety hazards, including the San Andreas Fault and Very High Fire Hazard Severity Zones.