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to county*

**GREEN VALLEY COMMUNITY STANDARDS**

**Intent and Purpose**

The Green Valley Community Standards District ("GVCSD") has been established by the Green Valley Town Council ("GVTC"), to enhance the native animal life, the equestrian lifestyle and agricultural character of the community, and to maintain low residential densities.

The intention is to protect the sensitive features and the unique quality of life in the community of Green Valley by preserving and protecting the rural character and the beauty of the environmental setting, and to minimize the need for urban infrastructure such as sewers, streetlights, concrete sidewalks, paved roads, and concrete flood control systems that separately or jointly would alter the community's character.

Green Valley is distinguished by a wide-ranging mix of dispersed residential, recreational, and minor commercial uses as well as areas easily susceptible to any change including hillsides, creek beds, Angeles National Forest lands, the Pacific Crest Trail, and local preserves, including significant ecological areas, wetlands, blue-line creeks, river tributaries, ponds, floodplains, meadows, native vegetation, hillsides, hilltops, archaeological resources, multipurpose trails, and endangered species.

The standards contained in the GVCSD are intended to preserve the night sky by a strict adherence to the Los Angeles County Dark Sky Ordinance, and preserve the peace and quiet by compliance with Los Angeles County noise abatement ordinances.

The GVCSD refer to Los Angeles County Code sections and will be identified as such when this occurs. Reference to "the Director" would mean the Director of The Los Angeles County Department of Public Works. The Los Angeles County Department of Public Works will be identified as "LACDPW".

The GVCSD will not restrict freedom of choice regarding color of house, type of roof material, type of housing style, type of fence or other items not mentioned.

As in many other California rural communities where the absence of natural gas lines necessitates the substitution of propane, which makes for an expensive home heating fuel, most houses in Green Valley come equipped with wood-burning devices such as open fireplaces and woodstoves of various types, which have traditionally been used to heat our homes in the cold winter months, which are much colder at our higher elevation than they are in the flats of LA County. It is the consensus of this community that we want to retain the ability to heat our homes in this way, we are opposed to efforts by local, state or federal authorities to legislate or regulate our wood burning devices out of existence.

In the absence of sewer lines, homes in Green Valley are required of necessity to rely on septic tanks and systems for sewage management and disposal. Residents by and large fall into the category of average income and could not afford to retrofit these systems with expensive and complex technological improvements if such are mandated by new regulations. We wish to go on record as being-respectfully opposed to onerous new requirements in this area.

This GVCSO reflects;

- A. **The primary area of concern-** the Los Angeles County unincorporated community of Green Valley, bounded by Angeles National Forest on all sides.
- B. **The secondary area of concern-** all Angeles National Forest lands which adjoin the community of Green Valley extending outward to the boundary of neighboring Community Standard Districts and /or neighboring communities.

## **A. Community-wide Development Standards.**

### **1.Primary Area of Concern - Street Improvements.**

The following provisions shall apply to all local streets in the primary area of concern, within the town limits of Green Valley:

- a. Paving of driveways shall only be required if necessary to comply with fire department regulations and the requirements of the Los Angeles County Fire Code;
- b. Street improvements shall be completed to meet the standards of the LACDPW for public streets; this shall include an unpaved walking path between the paved portion and private property lines;
- c. Streets shall be limited to a paved width of 24 feet, unless additional pavement is required for geometric improvements as determined by the LACDPW. This limit excludes the width of any inverted shoulder, or concrete flow line;
- d. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by the county department of public works, inverted shoulder cross-sections shall be utilized;
- e. The addition of curbs, gutters, and sidewalks are prohibited on existing and future streets unless deemed necessary for the safety of pedestrian and vehicular traffic by LACDPW after consultation with the adjacent property owners and GVTC.
- f. All streets in Green Valley will be designated 25 mph, excluding Spunky Canyon Road and San Francisquito Canyon Road;
- g. Spunky Canyon Road and San Francisquito Canyon Road will be designated 35 mph within the town limits of Green Valley.

### **2. Secondary area of Concern - Street Improvements**

- a. Paving of driveways shall only be required if necessary to comply with fire department regulations and the requirements of the Los Angeles County Fire Code;

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- b. Street improvements shall be completed to meet the standards of LACDPW for public streets; this shall include an unpaved- walking, jogging, horse riding-path between the paved portion and private property lines;
- c. Streets shall be limited to a paved width of 24 feet, unless additional pavement is required for geometric improvements as determined by LACDPW This limit excludes the width of any inverted shoulder, or concrete flow line;
- d. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by LACDPW, inverted shoulder cross-sections shall be utilized;
- e. Curbs, gutters, and paved/concrete sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by LACDPW;
- f. All streets will be designated 25 mph, excluding Spunky Canyon Road and San Francisquito Canyon Road.

### **3. Street Lighting.**

The addition of street lights is prohibited unless deemed necessary for safety purposes by LACDPW safety section after consultation with the adjacent property owners and GVTC.

Where installed:

- a. Street lights shall be compatible in style and material with the poles on which they are mounted;
- b. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by LACDPW; and
- c. Street lights shall be designed to prevent off-street illumination and glare. Fully shielded fixtures shall be used to deflect light away from adjacent parcels.

### **4. Utilities.**

- a. All wires and cables that provide utility service to any new structure, including but not limited to telephone, television, and electricity less than 10 kilovolts, shall be placed underground.
- b. All wires and cables that provide utility service to any existing structure, including but not limited to telephone, television, and electricity less than 10 kilovolts, shall be placed underground when the value of any repairs, alterations, and/or additions to such structure exceeds 50 percent of the value of such structure, as determined by the Los Angeles County Building Code.
- c. Appurtenances and associated equipment, including but not limited to service-mounted transformers, pedestal-mounted terminal boxes, and meter cabinets, may be placed above ground.

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d. If topographical, soil, or other conditions on any area of a lot or parcel of land prevents the placement of underground wires and cables, the "Director" may waive the requirements of this subsection as they pertain to such area only.

### 5. Commercial Business Hours

All commercial business will not open before 4:00am and must close by 11:00pm, remaining closed from 11:00pm to 4:00am.

### 6. Signs.

The requirements of the Los Angeles County Code shall apply except where modified herein:

#### a. Unpermitted Signs.

i. Any sign which does not conform to the provisions of Part 10 of Chapter 22:52 of the Los Angeles County Code shall be removed or made to conform by the owner of the lot or parcel of land on which such sign is maintained within 15 days of receipt of notification from the "Director" or his designee.

ii. Any sign erected after the effective date of this CSD, which does not conform to the requirements of this CSD, shall be removed or made to conform by the owner of the lot or parcel of land on which such sign is maintained within 15 days of receipt of notification from the "Director" or his designee.

iii. Any sign erected before the effective date of this CSD, which does not conform to the requirements of this CSD, shall be removed or made to comply within one year of the effective date of this CSD.

iv. No sign of any type, size or style will be allowed to be attached to trees.

v. Commercial business signs are not permitted on residential property or in public road easements or on any public land.

#### b. Maintenance .

Any sign which does not comply with Section 22.52.820.H of the Los Angeles County Code shall be removed or made to comply within 30 days of receipt of notification from the "Director" or his designee .

#### c. Lighting of Business Signs.

i. The lighting of all business signs shall be extinguished at 9:00p.m. or when the business closes, whichever is later.

ii. The lighting of all business signs shall be made to comply with the dark sky ordinance, with shielding to keep light from falling on streets and /or private property .

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iii. The lighting of all business signs shall be designed to prevent off-street illumination and glare. Fully shielded fixtures shall be used to deflect light away from adjacent parcels, with the minimum lumens allowable by the department of public works.

d. Wall Business Signs.

i. Area permitted. Each business establishment shall be permitted a maximum of one square foot of wall sign area for each one linear foot of building frontage.

ii. Width permitted. A wall sign shall not exceed eight feet in width.

iii. Height permitted. A wall sign shall not extend above the highest point of a structure, excluding chimneys and antennas.

e. Roof Business Signs. Roof business signs shall be prohibited.

f. Freestanding Business Signs. Monument signs.

i. A freestanding sign shall be a monument sign. For the purposes of this subsection, a monument sign shall be defined as a sign placed on a solid base that extends at least 75 percent of the length and width of such sign.

ii. Area permitted. The total sign area of a freestanding sign shall not exceed 50 square feet.

iii. Height permitted. A freestanding sign shall not exceed twelve feet in height, as measured from finished grade to the highest point of such sign.

g. Advertising Signs. Any billboard signs, advertising signs or other business signs of any style are prohibited on residential property, or on any street right-of-way or on public land.

i. Temporary Signs. A temporary window sign, temporary construction sign, or temporary subdivisions sales, entry, and special-feature sign shall be displayed for not more than 90 cumulative days within any 12 month period.

### **7.Trails.**

a. All new land divisions, including minor / major land divisions, in accordance with the adopted trails map in the Antelope Valley Area Plan, shall, if warranted after department of parks and recreation map review, contain multi-use trails for pedestrian, bicycling and equestrian use, and/or access routes to such trails. Off-site land acquisition shall not be required to accomplish access to trails.

b. Trail construction shall be completed or bonded by the applicant, and approved by the Department of Parks and Recreation prior to the recordation of the first final map for a land division.

### **8. Density-Controlled Development.**

Density-controlled development shall be prohibited and not allow a new subdivision to have any individual lots of lesser size than called for in the GVCSD standards.

Example: 10 lots all 7,000sq ft come from a division of land 200 acres calling the undeveloped land free space, thus all lots are averaged as 20 acres, well over the standard of 5 or 10 acres.

**9. Hillside Management.**

In evaluating the design of a development in a hillside management area for a conditional use permit pursuant to Section 22.56.215 of the Los Angeles County Code, the hearing officer or regional planning commission shall find that proposed development minimizes impact to existing view sheds through all reasonable design measures .

**10. Significant Ridgeline Protection.**

- a. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which , in general, are highly visible and dominate the landscape. The locations of the significant ridgelines within the GVCSD are shown on the map attached ;
- b. The highest point of a structure that requires any permit shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline , excluding chimneys , rooftop antennas , and amateur radio antennas .

**11. Grading. Conditional Use Permit.**

- a. . A conditional use permit as provided in Part 1 of Chapter 22.56 of the Los Angeles County Code shall be required for any grading on a lot or parcel of land, or in connection with any project that exceeds 5,000 cubic yards of total cut plus total fill material within any 24 month period. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the fire department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround .
- b. In approving a conditional use permit, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090 of the Los Angeles County Code :
  - i. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to the location of building pads in the area of the project site with the least slope, and/or near a paved street traveled by the public; and
  - ii. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to use of native vegetation for concealment.

**12.Land Divisions.**

a. Applications for land divisions shall comply with the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code, and include specific written analyses demonstrating conformance with the following objectives:

i. Preserve to the greatest extent possible existing native vegetation . Chaparral , Manzanita , Cottonwood , Oak , and Sage habitats should not be altered where watersheds could be damaged . Woodland and grass areas should not be altered where wildlife habitat could be threatened .

ii. Minimize flood hazards. Development in watersheds and floodplains should be prohibited .

iii. Preserve existing natural contours and natural rock outcropping features .

iv. Required provisions for access and public safety are designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography .

b. Gated or guarded subdivisions shall be prohibited .

c. . The area of compacted soil on each lot or parcel of land created by a land division shall not exceed the lot coverage area of structures on such lot or parcel of land by more than ten percent .

**B. Zone-specific Development Standards.**

**1.Residential and Agricultural Zones.**

a. Lot design for future land divisions for parcels greater in size than five acres .

i. Each new lot or parcel of land created by a land division , within the boundary of Green Valley town limits , shall contain a minimum net area of five acres .

ii. Should there a change in USDA Forest Service boundaries , contiguous to Green Valley , said property shall become part of the GVCSO .

iii. Each new lot or parcel of land created by a land division shall have a minimum required width of 200 feet at every point and a minimum required depth of 200 feet at every point .

b. Required yards on construction in future land divisions of parcels greater in size than five acres .

i. Each lot or parcel of land shall have a required front yard of no less than 50 feet in depth .

ii. Each lot or parcel of land shall have a required rear yard of 25 percent of the average depth of such lot or parcel of land, but in no case less than 25 feet in depth.

iii. Each lot or parcel of land shall have required interior side yards of 20 percent of the average width of such lot or parcel of land.

iv. Required front, rear, and interior side yards shall be measured from the street or right-of-way, in which case required yards shall be measured from the edge of the street or right-of-way closest to the interior of a lot or parcel of land.

c. Sub-division / Lot split of an existing residential lot to attach to another existing residential lot, is permissible as long as no new lots are created.

## 2. Commercial Zones

a. Maximum Lot Coverage.

The total lot coverage area of all structures on a lot or parcel of land shall not exceed 50 percent of the net area of such lot or parcel of land.

b. Maximum Floor Area.

The total floor area of all structures on a lot or parcel of land shall not exceed 50 percent of the net area of such lot or parcel of land.

c. Maximum Height.

The maximum height of any structure on a lot or parcel of land shall not exceed 35 feet.

d. Setback. Any structure on a lot or parcel of land adjoining a residential or agricultural zone:

i. Shall be set back not less than five feet from such adjoining zone;

ii. Shall be set back an additional five feet from such adjoining zone for each foot in structure height over 17 feet.

e. Structures containing four or more separate businesses shall be prohibited.

## C. Modification of Development Standards.

1. Required Findings. The "Director" of LACDPW may permit modifications to the development standards specified in subsections 1.b (Required Yards), provided that:

a. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the GVCSD area; and

b. That granting the requested modification will not be materially detrimental to properties or improvements in the area, or contrary to the purpose of this CSD or the Antelope Valley Area Plan.

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**2. Application.** The procedure for filing a request for modification shall be the same as that for a "Director's" review as set forth in Part 12 of Chapter 22.56 of the Los Angeles County Code except that the applicant shall also submit:

- a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property, and as owning property within the primary or secondary area of concern of the GVTC;
- b. Two sets of gummed mailing labels with the property owners' names and addresses, and one photocopy of the labels;
- c. A notification to all property owners identified in subsection C.2.a. including a notification to the GVTC;
- d. A filing fee, as set forth in Section 22.60.100 of the Los Angeles County Code, equal to that required for a Site Plan Review for "Director's" Review for Modification of Development Standards in a Community Standards District.

**3. Notice.** Not less than 30 calendar days prior to the date an action is taken, the "Director" of LACDPW shall send notice of the pending application by first-class mail to the GVTC and the property owners identified in subsection C.2.a. The notice shall indicate that the GVTC and the property owners identified in subsection C.2.a may submit written protest to the "Director" within 14 calendar days from the date of the notice.

**4. Written Protest.** Written protests shall demonstrate how the application fails to meet the burden of proof in subsection C.1 and Section 22.56.1690 of the Los Angeles County Code..

**5. Approval .** The "Director" shall approve an application where the application meets the burden of proof in subsection C.1 and Section 22.56.1690. If the "Director" approves the application, the "Director" shall send notice of the decision by first-class mail to the applicant, the GVTC, and the property owners identified in subsection C.2.a.

**6. Denial.** If the burden of proof is not met, the pending application shall be denied. The "Director" shall send notice of denial by first-class mail to the applicant, the GVTC, and the property owners identified in subsection C.2.a. The notice shall indicate that the applicant may file an appeal within 14 calendar days following the date on the notice to request a public hearing before the regional planning commission.

**7. Appeal.** Appeals by the applicant shall require an additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review, "Director's" Review for Modification of Development Standards in a Community Standards District. All procedures relative to the appeal and public hearing shall be the same as for a conditional use permit.

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**8. Decision on Appeal.** The regional planning commission shall approve or deny the application pursuant to the principles and standards of Section 22.56.090 of the Los Angeles County Code. The decision of the regional planning commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

**9. Variance.** Modification to development standards not specified in subsection G.1 shall be subject to a variance as provided in Part 2 of Chapter 22.56 H of the Los Angeles County Code. Notice and Application Requirements for Proposed Projects or Permits.

Applications for conditional use permits, general plan and area plan amendments, specific plans, tentative tract maps and parcel maps, variances, zone changes, and other zoning permits shall contain the following information in addition to that required by the other applicable provisions of Title 21 and Title 22 of the Los Angeles County Code:

- a. Maps in the number prescribed, and drawn to a scale specified by the "Director," showing the location of all property included in the request, the location of all highways and streets and the location and dimensions of all parcels of land within the GVTC primary and secondary area of concern. One copy of said map shall indicate the uses established on every parcel of land shown within said area.
- b. A list, certified by affidavit or statement under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles, as owners of the subject parcel of land, and as owning parcels of land within the GVTC primary and secondary area of concern. Two sets of mailing labels for these property owners and one photocopy of the labels shall also be included.

**10. Amendments to GVCSD** If it becomes necessary must be discussed at public meeting and voted by entire community by regular ballot type vote and must be passed by a simple majority of votes cast. Amendment then would be presented to LA County for approval. All property owners within GVTC primary and secondary area of concern would be notified as to the date and time and location of meetings of discussion and date of vote.