

**DRAFT 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 ***[Reserved for Hearing Proceedings]***

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 not subject to the California Environmental Quality Act, in that it can be seen with certainty that there is no possibility that the attached proposed ordinance may have a significant effect on the environment.

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