

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

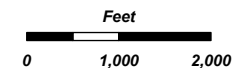
Note:

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

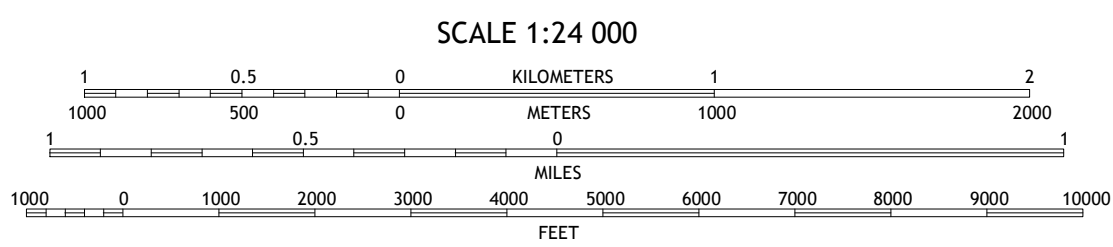
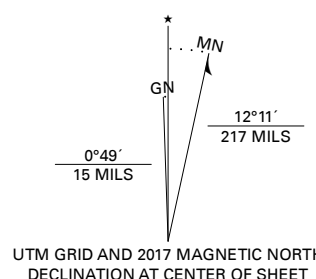


GREEN VALLEY QUADRANGLE
CALIFORNIA - LOS ANGELES COUNTY
7.5-MINUTE SERIES



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

