Appendix 1

Updated North Area Plan and CSD

May 2020

DRAFT

Santa Monica Mountains North Area Plan

Los Angeles County
Department of Regional Planning

The following Santa Monica Mountains North Area Plan will require approval by both the Los Angeles County Regional Planning Commission and Board of Supervisors prior to official implementation. Hearing dates to be determined.

Once adopted, the Santa Monica Mountains North Area Plan will be a component of the Los Angeles County General Plan and provide goals and policies specific to the Santa Monica Mountains North Area.

DRAFT

Santa Monica Mountains
North Area Plan

May 2020

Los Angeles County
Department of Regional Planning

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"To enrich lives through effective and caring service."

"To improve the quality of life through innovative and resourceful physical and environmental planning, balancing individual rights and community needs."

"Let the land disctate the type and intensity of use."

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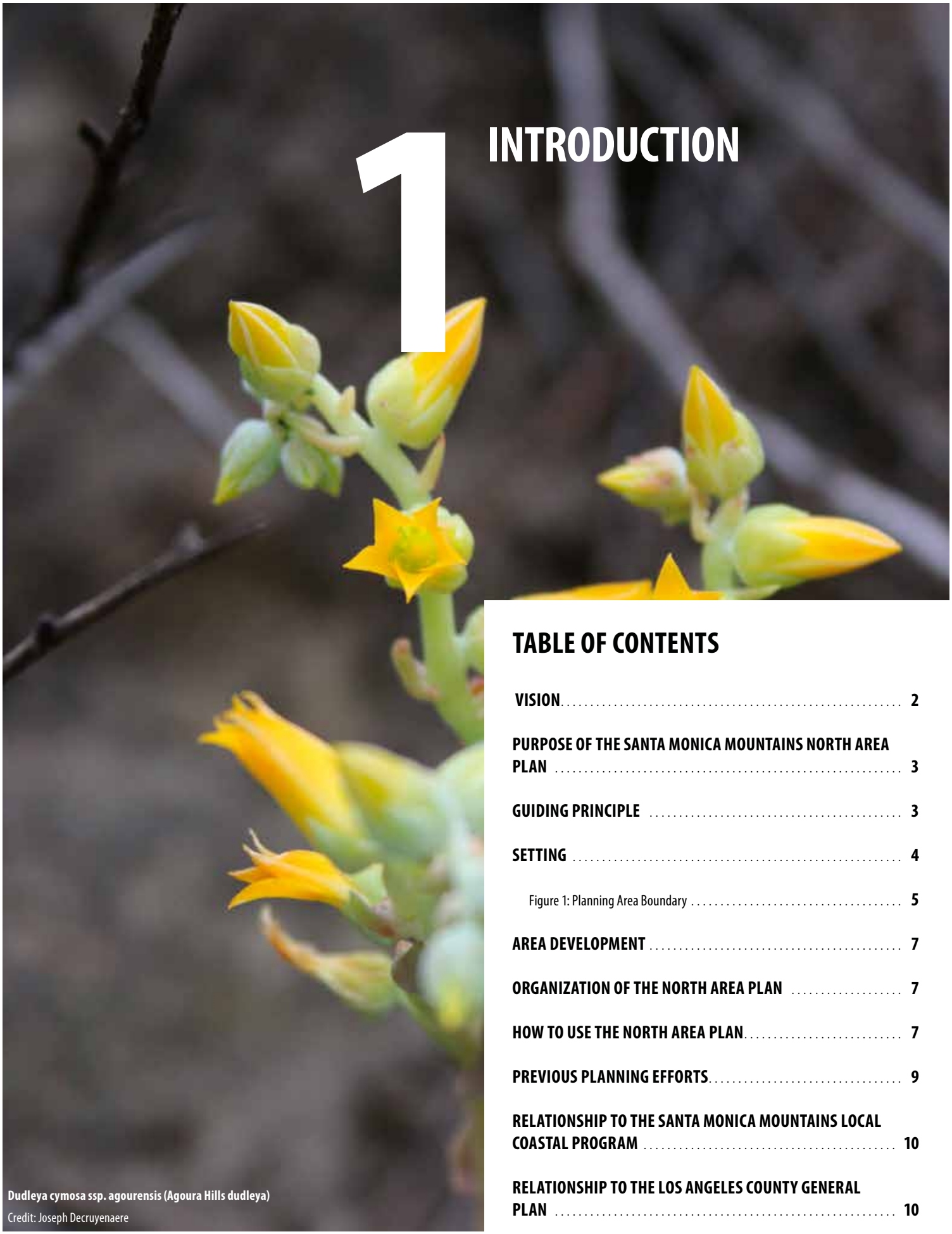

Dudleya cymosa ssp. agourensis (Agoura Hills dudleya)
Credit: Joseph Decruyenaere

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CHAPTER 1: INTRODUCTION

THE VISION FOR THE SANTA MONICA MOUNTAINS NORTH AREA PLAN UPDATE

The Santa Monica Mountains are one of Los Angeles County's most significant ecological and scenic resources. The Los Angeles County Department of Regional Planning worked alongside the LA County Board of Supervisors 3rd District, community groups, and local residents to shape a cohesive vision for the Santa Monica Mountains North Area, and we are pleased to present the Santa Monica Mountains North Area Plan as a roadmap for that vision. As a result of the destructive 2018 Woolsey Fire, the importance of responsible development, ecological health, and risk management has become paramount for local communities. To help support the unique communities in the North Area, this document will serve to protect our most important ecological resources while managing development in one of our most sensitive natural environments.

As most residents are aware, portions of Los Angeles County are under increasing development pressure due to urbanization within the region, including rural areas such as the Santa Monica Mountains North Area. Increased human activity associated with this development may have negative impacts on our communities and natural environments, including greater susceptibility to destructive wildfires, heightened safety risks for our residents, diminished water quality, degradation of overall ecological quality, and the loss of critical animal and plant habitat. This document is intended to help mitigate those potential impacts.

The vision for the Santa Monica Mountains North Area is to maintain and strengthen a healthy and comprehensive ecosystem while accommodating development that meets the highest standards of environmental stewardship. This vision is encapsulated by the guiding principle of the plan: "Let the land dictate the type and intensity of use".

In the following pages you will find a comprehensive set of principles and objectives that will help us achieve this vision. The document is intended for the use of residents, communities, and public agencies within the SMMNA to guide decision-making and development. With a set of guiding principles and objectives, we can work as a community to realize a long-term vision for the Santa Monica Mountains North Area that benefits all Los Angeles County residents for generations to come.

WILDLAND-URBAN INTERFACE

Wildland-Urban Interface (WUI) areas exist throughout Los Angeles County. These areas are critical for habitat conservation, air and water resource management, recreational access, fire safety, and development.

1. Santa Monica Mountains
2. Puente Hills and Chino Hills
3. San Gabriel Mountains
4. Santa Clarita Valley
5. Antelope Valley

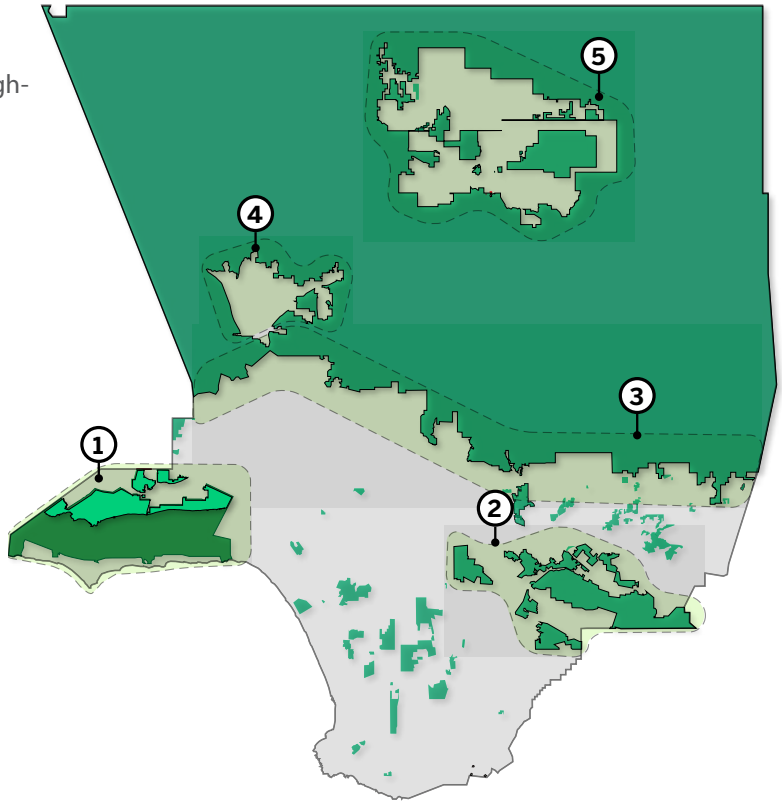

Illustration: Skidmore, Owings & Merrill

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PURPOSE OF THE SANTA MONICA MOUNTAINS NORTH AREA PLAN

The Santa Monica Mountains North Area Plan (North Area Plan), originally adopted by the Los Angeles County Board of Supervisors in October 2000, is a component of the Los Angeles County General Plan. The North Area Plan's primary role is to provide more focused policy for the protection of biological resources and regulation of development within the unincorporated area of the Santa Monica Mountains west of the City of Los Angeles and north of the Coastal Zone. The North Area Plan refines the policies of the countywide General Plan as it applies to this planning area.

The North Area Plan serves to:

- **Identify the community's environmental, social, and economic goals.**
- **Provide a summary of the various land uses in the North Area and the County's goals for creating the greatest compatibility amongst such uses.**
- **Define the County's policies on existing and future development needed to achieve community goals.**
- **Respond to problems and opportunities concerning community development in a way consistent with local, regional and State goals and policies.**
- **Work with local citizens and stakeholders to generate a long-term vision for their community, and provide a forum for residents to help define the planning and decision-making processes of local government.**
- **Create a basis for subsequent planning efforts, such as the preparation of specific plans and special studies.**

GUIDING PRINCIPLE

The guiding principle for the Santa Monica Mountains North Area Plan is to:

Let the land dictate the type and intensity of use.

The overall goal of the North Area Plan is to maximize preservation of the area's natural environment, recognize the opportunities and constraints that the land imposes, accommodate new uses that minimize impacts on the natural environment, ensure that new development is compatible with and enhances the quality of existing communities, and provide for a wide range of public and private recreational opportunities.

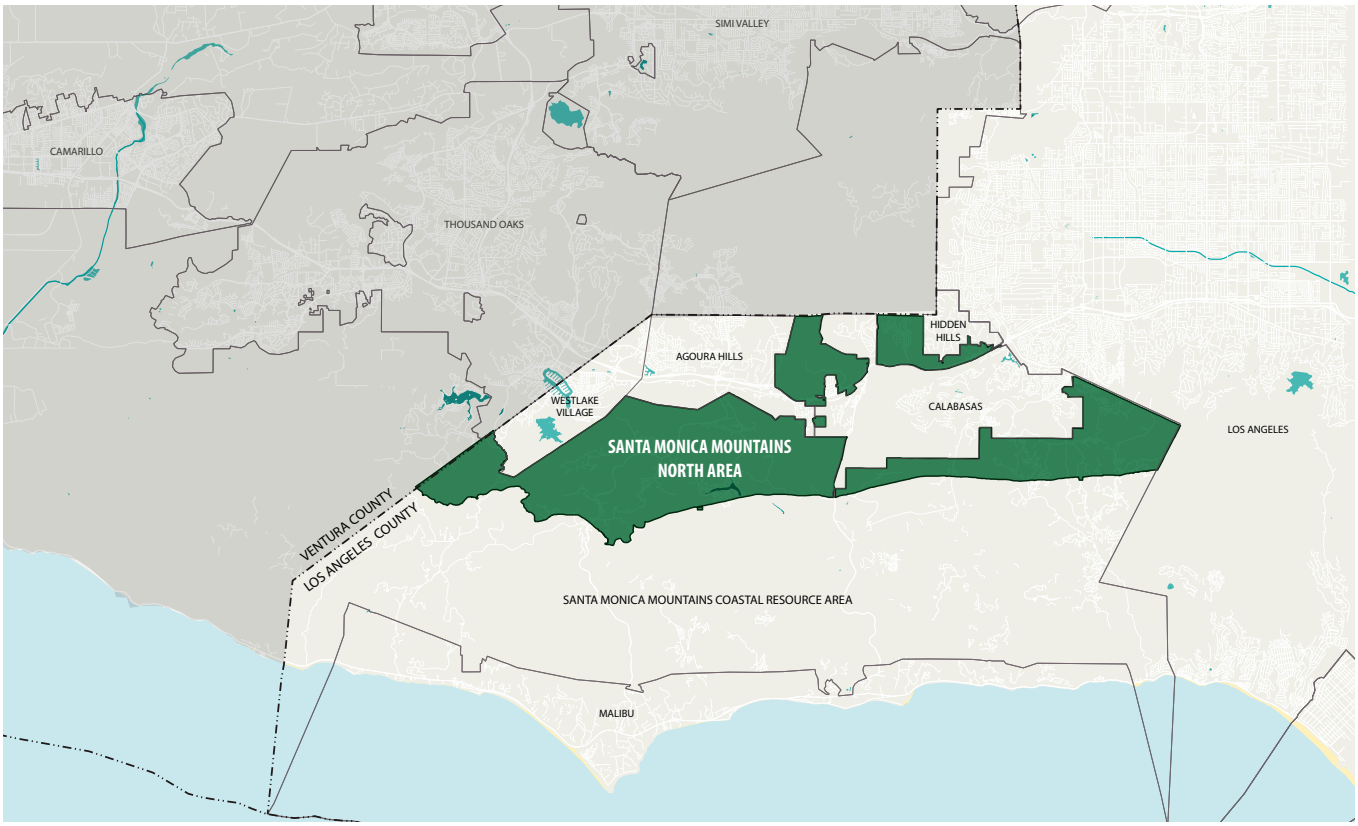
The area's diverse topography, biotic habitats, and wildland-urban interface establish a character, sense of openness, and scenic experience that embody the landscape and communities of the Santa Monica Mountains North Area (North Area). A large portion of the North Area is part of the Santa Monica Mountains National Recreation Area, one of just 18 across the United States in the National Park System. The National Recreation Area includes both public and private lands, and the successful management of this significant regional asset depends on private and public collaboration with a common goal of natural resource preservation. Over 7,500 acres within the North Area—including several federal park sites, Malibu Creek State Park, and open space managed by the Santa Monica Mountains Conservancy—represent a public heritage and trust requiring appropriate protection.

The North Area's recreational opportunities and its rural and semi-rural lifestyle amenities create a popular draw for tourists as well as those living in nearby metropolitan areas. But spectacular views and dramatic landscapes have generated development pressures that have had a significant impact on the local environment, such as on native flora and fauna unique to the Santa Monica Mountains, on important habitat resources that support various ecological communities, and on watersheds that drain through canyons into Santa Monica Bay. Natural hazards are also present across the North Area, including steep, unstable slopes, and a high potential for destructive wildfires.

The scale of development within the North Area is constrained not only by the need for environmental protection and habitat conservation, but also by the cumulative limitations of infrastructure and public services in the area, and by natural and human-caused risks to public health and safety. To protect the long-term health of the environment and communities in the North Area, no increase in development intensity will be allowed, particularly in areas underserved by public services and with high fire-risk. Existing infrastructure and roadway networks will be maintained through identified improvements that can be accommodated in an environmentally sensitive manner. No new freeways are planned to serve this area, and there will be no areawide flood control system of concrete channels conveying storm runoff in order to facilitate future growth. Development within the wildland-urban interface will also be discouraged in order to reduce wildfire and climate-change related risks to residents, property, and emergency personnel. Classified by the Los Angeles County Fire Department and the California Department of Forestry & Fire Protection (Cal Fire) as a Very High Fire Hazard Severity Zone, and as indicated by recent destructive wildfires, the Santa Monica Mountains are an ecosystem in which fires are a natural occurrence, and homes within wildland areas face a substantial risk due to the likelihood and severity of wind-driven wildland fires in the mountains.

SETTING

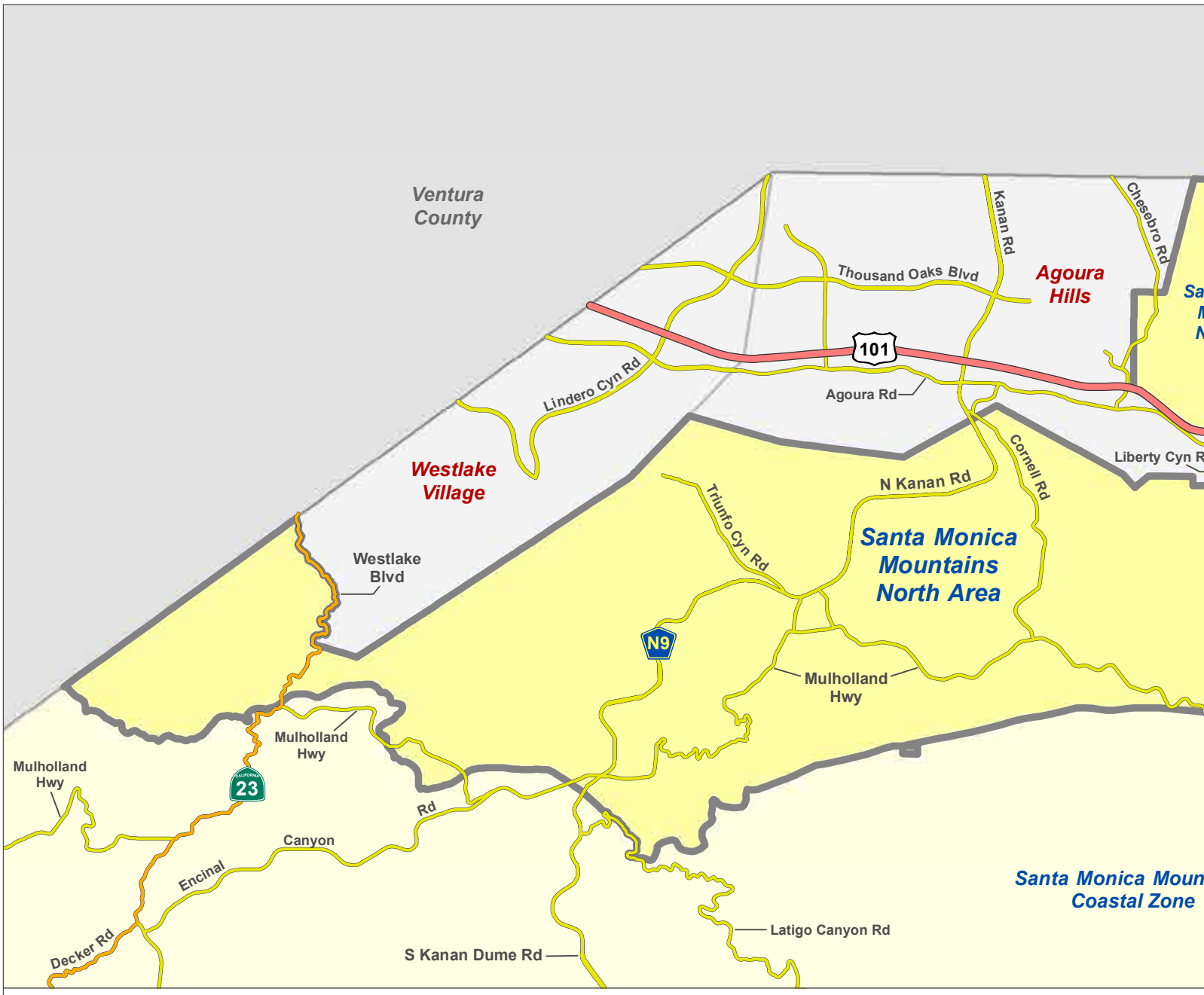
The Santa Monica Mountains North Area planning area is comprised of the unincorporated portion of the Santa Monica Mountains west of the City of Los Angeles and north of the Coastal Zone boundary (Figure 1). The North Area encompasses 32.2 square miles and consists of a distinctive group of communities surrounded by steep mountains, rolling hills, canyons, streams, and oak woodlands.



Although distinct as a planning area, the Santa Monica Mountains North Area is interconnected jurisdictionally, and environmentally, to many different communities.

Illustration: Skidmore, Owings & Merrill

Santa Monica Mountains North Area



Santa Monica Mountains North Area (SMMNA)

Other Unincorporated Area

Incorporated City

Major Road

Highway

Freeway

Figure 1: Planning Area Boundary

Victory Blvd
Platt Ave
Fallbrook Ave
Topanga Cyn Blvd
De Soto Ave
Winnetka Ave
Valley Circle Blvd
Burbank Blvd
Ventura Blvd
101
27
Wells Dr
Las Virgenes Rd
Mountain View Dr
Hidden Hills
Santa Monica Mountains North Area
Mureau Rd
Calabasas Rd
Mulholland Dr
Los Angeles
Pkwy Calabasas
Lost Hills Rd
SMMNA
N1
Calabasas
Old Topanga Canyon Rd
Santa Monica Mountains North Area
Las Virgenes Rd
N Topanga Canyon Blvd
Mulholland Hwy
Old Topanga Canyon Rd
Stunt Rd
Saddle Peak Rd

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Prepared by DRP GIS Section / September 2019

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Surrounding cities include the City of Los Angeles to the east, Calabasas to the north and northeast, Agoura Hills to the north, Hidden Hills to the northeast, Westlake Village to the west and northwest, and the Santa Monica Mountains Coastal Zone to the south.

Development throughout the North Area is typically concentrated in subdivisions or dotted along the hillside roads. Many of the subdivisions in the North Area are considered antiquated, or were recorded prior to 1929 when the Subdivision Map Act was amended to afford local governments more control over development. Areas such as Topanga Canyon and Malibou Lake contain antiquated subdivisions that need careful regulation to ensure that there is a balance between new development and the availability of services and amenities.

The North Area is subject to considerable natural hazards that can affect people and property. Much of the terrain in the North Area is sloped, with a substantial portion of land having slopes greater than 25 percent. The area is subject to widespread slope instability and is entirely within the Very High Fire Hazard Severity Zone, the most urgent classification for wildfire safety purposes. These and other factors have resulted in land use patterns remaining stable with limited growth and development throughout the North Area. Park lands cover approximately 38 percent of the planning area, and include parts of the Santa Monica Mountains National Recreational Area, Topanga State Park, and Malibu Creek State Park.

AREA DEVELOPMENT

The Santa Monica Mountains are renowned for their stunning beauty and their isolation from the busy Los Angeles metropolitan area. While the North Area had a number of subdivided neighborhoods established throughout it at the beginning of the 20th century, development has since been restricted to preserve the natural resources and beauty of the area. In 1961, a northeastern portion of the North Area was incorporated to form the City of Hidden Hills. The late 1980s and early 1990s saw the incorporation of the cities of Agoura Hills, Westlake Village and Calabasas, leaving a strip of unincorporated land between the new cities and the Coastal Zone. The North Area has maintained the natural beauty and rural character of the Santa Monica Mountains through sensitive development and encouraging recreational uses.

ORGANIZATION OF THE NORTH AREA PLAN

The North Area Plan consists of five elements that outline goals and policies for land use throughout the North Area. The following elements provide the basic policy framework for the North Area Plan and are intended for use by the public and governmental decision makers for the regulation of uses and development within the jurisdiction of the North Area Plan:

- **Conservation and Open Space Element;**
- **Safety and Noise Element;**
- **Land Use Element;**
- **Circulation Element;**
- **Public Facilities Element.**

Appendices

The Appendices contain important background information for use in administration of the North Area Plan. Such material is not an official part of the North Area Plan and may be modified, updated or deleted as deemed appropriate by the Director of Planning.

HOW TO USE THE NORTH AREA PLAN

This Santa Monica Mountains North Area Plan is a component of the Los Angeles County General Plan. The goals, policies, and standards of the North Area Plan must be consistent with the county-wide chapters and elements of the General Plan. This North Area Plan should be used in conjunction with the Santa Monica Mountains North Area Community Standards District (CSD), a component of Los Angeles County Title 22, which implements specific development regulations for the various subareas within the North Area boundary.

Users should be guided by the following:

- Should any areas of conflicting interpretation arise, unless specifically noted, the provisions of this area plan shall prevail.

- No policy, whether in written or diagram form, shall be given greater weight than any other policy in evaluating the policy intent of this North Area Plan.

- The Land Use Policy Map is never to be interpreted by itself, but rather must be interpreted in light of applicable written policies.

- The interpretation of policy should be governed by the 'Guiding Principles' of the North Area Plan.

- Staff Consultation: While this North Area Plan is meant to be a guide for the public in determining allowable uses of private property, nothing in this plan provides an entitlement to any specific form of development, and the public is strongly encouraged to consult with County planning staff prior to making any substantial investment in reliance on the belief that any specific development is possible, including prior to investing in the preparation of development plans that might later prove to be inconsistent with the North Area Plan.

- Grandfather Clause: With the exception of uses which this North Area Plan establishes a mortarium on, legally established uses in existence at the time of adoption of this North Area Plan are deemed to be consistent with this plan. Existing legal lots are not affected, and may be developed – following current development requirements – regardless of lot size. Applications requesting expansion of such uses, however, which are not consistent with the goals and policies of the North Area Plan – once it is adopted – will be required to file for an amendment to the Plan to proceed.

- Applicability: All applications pending and deemed complete as of [adoption date of North Area Plan] may choose whether the application will be reviewed for consistency with the 2000 North Area Plan or the current North Area Plan. All applications pending but not deemed complete as of [adoption date of North Area Plan], as well as applications filed on or after [adoption date of North Area Plan], must be found consistent with the current North Area Plan.

Other discretionary applications (such as zone changes, conditional use permits, oak tree permits) must be found consistent with the plan in effect at the time of final County approval.

In addition to the direction provided by this North Area Plan, new development and land use activities are regulated by many agencies other than the Department of Regional Planning. Obtaining approval for certain types of actions may require proof of the availability of public services – including water/sewer, power, police, fire and schools – as well as fair-share provisions for public parks, libraries, streets, etc.

Along with the standard building requirements and zoning regulations that apply countywide, development in mountainous areas often require special considerations and permits from local, state, and federal agencies. Such controls are often intended to ensure compatibility with off-site resources – such as downstream water quality and coastal areas – in addition to regulating the onsite impacts. For example, on-site wastewater treatment systems – necessary in the more remote areas not served by public sewers – may require adherence to the requirements of several agencies due to grading, soil conditions, water table, etc.; these agencies include the County Departments of Public Works and Health Services, as well as the California Regional Water Quality Control Board. Also, any alteration of a streambed will likely require permits from the California Department of Fish and Wildlife, and possibly from the U.S. Army Corps of Engineers – in addition to compliance with County site design regulations.

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PREVIOUS PLANNING EFFORTS

A number of comprehensive planning efforts and focused park and resource management plans have guided or influenced the regulation and development of the North Area Plan update. These efforts are summarized below.

Santa Monica Mountains National Recreation Area Comprehensive Plan (1978)

This plan was created by the state-formed Santa Monica Mountains Comprehensive Planning Commission. It proposed a regulatory approach toward preserving open space lands, and promoted low-density, large-lot rural residential development in the Santa Monica Mountains.

Malibu/Santa Monica Mountains Interim Area Plan (1981)

The County adopted this plan as a first step in comprehensive planning in the unincorporated Santa Monica Mountains. Although it was intended as an interim plan, the Board of Supervisors chose to extend it indefinitely.

Santa Monica Mountains National Recreation Area General Management Plan (1982)

The Santa Monica Mountains National Recreation Area was established by Congress in 1978 to protect and enhance the area's resources, air quality, and recreational and educational value. The plan was prepared by the National Park Service. Its overarching goal is for landowners and agencies to work together to create a system of land use, recreational opportunities, and resources conservation.

Santa Monica Mountains National Recreation Area Land Protection Plan (1984)

This plan identified which land was needed to protect significant natural, cultural, and scenic resources, as well as priorities for protection. The plan also proposed a broad range of methods for protecting land such as direct purchase or cooperative programs between landowners and local agencies for management of private open space.

Malibu Land Use Plan (1986)

This land use plan was created to regulate development in the Santa Monica Mountains Coastal Zone. Accordingly, the plan resulted in the bifurcation of the Santa Monica Mountains into two planning areas – the Coastal Zone and the North Area.

Ventura Freeway Corridor Areawide Plan (Joint, 1996)

When Calabasas incorporated in 1991, the County initiated a new planning process to update the Interim Area Plan north of the Coastal Zone. Emphasis was placed on a coordinated and joint planning process among all principal governmental agencies in the Ventura Freeway Corridor planning area. In 1993, the County, the cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village, two municipal service agencies, and the National Park Service formed a coalition to fund the preparation of comprehensive revisions to the region's land use plans. The intent of the Areawide Plan was to provide coordinated direction for the update of each jurisdiction's general plan to address issues of growth, environmental management, and interjurisdictional coordination. A draft of the Areawide Plan was completed in 1996. The Areawide Plan was superseded by the Santa Monica Mountains North Area Plan in 2000.

Santa Monica Mountains North Area Plan (2000)

This plan replaced the Malibu/Santa Monica Mountains Interim Area Plan. The principles of the Ventura Freeway Corridor Areawide Plan were incorporated into this plan. It provided focused policy for the regulation of development within the North Area.

Santa Monica Mountains North Area Community Standards District (CSD) (2002)

The CSD was established to implement the goals and policies of the North Area Plan in a manner that protects the health, safety, and welfare of the community and natural environment. Since adoption, it has been amended four times to add: the Grading and Significant Ridgeline Ordinance in 2005; the Commercial Zoning Ordinance in 2007; the Fences, Walls, and Landscaping Ordinance in 2010; and the Vineyard Ordinance in 2015.

Santa Monica Mountains Local Coastal Program (2014)

The California Coastal Commission certified the Santa Monica Mountains Local Coastal Program (LCP) in October 2014. The LCP consists of a land use plan (LUP) and a local implementation program (LIP). The LUP is a component of the Los Angeles County General Plan and provides goals and policies. The LIP is the primary implementation mechanism for the LUP and establishes district-wide, zone-specific, and area-specific regulations for new development and the protection and management of the Coastal Zone's biological and scenic resources.

RELATIONSHIP TO THE SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

The California Coastal Act, in designating the coastal zone, divided the Santa Monica Mountains planning area into two geographic components: one part within the Coastal Zone, and the other part north of the Coastal Zone. By necessity, because the Coastal Act requires a State-certified land use regulation program for the Coastal Zone and the Coastal Act does not apply in the North Area, two separate plans must be prepared for the Santa Monica Mountains. Although the North Area is considered a separate planning area from the Coastal Zone, both regions share similar characteristics in terms of habitat, topography, and environmental issues. Accordingly, the North Area Plan seeks to maintain reasonable consistency with the Santa Monica Mountains Local Coastal Program on policy issues that also face the North Area. Notwithstanding this division by the Coastal Zone boundary, the County of Los Angeles is committed to the concept that planning for the entire Santa Monica Mountains should be governed by the following planning principle:

> ***Integrated, comprehensive, regional in concern and in approach, consistent and fair in application of policies and regulations, and open to public participation from all parts of the region.***

The North Area Plan and LCP together will serve as a comprehensive statement of regional policy for the regulation of uses within the Santa Monica Mountains, thereby creating continuity for planning within the greater Santa Monica Mountains region.

RELATIONSHIP TO THE LOS ANGELES COUNTY GENERAL PLAN

The General Plan is a countywide land use policy document that guides the long-term physical development and conservation of the unincorporated areas. The unincorporated area of Los Angeles County is comprised of approximately 2,650 square miles of land that is not within any of the County's 88 cities. Approximately one million people live throughout the County's unincorporated areas. The General Plan organizes this dispersed area into eleven planning areas to provide for the development of local plans that respond to the needs of communities through the Planning Areas Framework. The Santa Monica Mountains North Area Plan will govern the Santa Monica Mountains Planning Area.

All area plans are extensions of the General Plan and are based on the framework established by the General Plan. As such, the Santa Monica Mountains North Area Plan is part of the General Plan and is consistent with the General Plan's guiding principles, goals and policies. The North Area Plan contains goals and policies specific to the issues and needs of the Santa Monica Mountains.

Dudleya cymosa ssp. cymosa (canyon liveforever)
Credit: Joseph Decruyenaere

2 CONSERVATION AND OPEN SPACE ELEMENT

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CHAPTER 2: CONSERVATION AND OPEN SPACE ELEMENT

INTRODUCTION

This element establishes a framework for both the preservation and management of open space, scenic and natural resources of the Santa Monica Mountains, and the use and enjoyment of the area's wide range of recreational opportunities by local residents and area visitors.

Efforts to manage and conserve the environment in the Santa Monica Mountains North Area focus on the relationship between the natural environment and the human activities within it. A biological resource assessment was conducted to accurately assess the extent of biological resources within the Santa Monica Mountains, and to determine the relative sensitivity of these resources to human impacts (see Appendix A). This biological assessment analyzed special-status riparian and animal species, Significant Ecological Areas (SEAs), and habitat linkages, and recommended habitat categories to be used in the North Area. These habitat categories are S1, S2, S3, and S4; the most rare and sensitive habitat with the most restrictive development standards being S1; and the least sensitive, disturbed habitats with the least restrictive development standards being S4. The goals and policies in this section were driven by this biological assessment and its recommendations.

To minimize the impacts that future development may have on both the environment of the region and the opportunities for recreation within the Santa Monica Mountains, the following sections address the area's natural resources:

- **Open Space**
- **Biological Resources**
- **Water Quality and Availability**
- **Tree Protections**
- **Hillside Management**
- **Scenic Resources**
- **Trails**
- **Cultural Resources, Tribal Cultural Resources, and Paleontological Resources**

GUIDING PRINCIPLE

The guiding principle for managing development and protecting the natural environment is:

Resource protection has priority over development.

The North Area Plan's jurisdiction encompasses a complex and naturally dynamic landscape that is dominated by the Santa Monica Mountains. The scenic beauty and environmental diversity of the area, in close proximity to the second-largest urban population in the United States, require effective policy and action programs to manage and protect these environmental resources.

This principle recognizes that the Santa Monica Mountains possess irreplaceable resources, and that every user of the land is a trustee, shaping the area's heritage for future generations. Given this perspective, sensible resource management avoids degradation of the environment. The challenge of managing the natural environment is to ensure that the use of natural resources protects and enhances the quality of both the natural and built environments of the area.

Development on any scale can enhance or disrupt the character of its natural setting – both those in the immediate area as well as those offsite, such as downstream impacts to coastal resources. Attention to a full range of environmental factors is needed to ensure compatibility between the natural and built environments. In scenic and environmentally sensitive areas, development must conform to, and become a part of, the natural setting.

Thus, the provisions of this element provide detailed guidance designed to locate new development so that it conforms with constraints of the natural environment, contributes to the open space character of the area, and protects sensitive watersheds, downstream water quality, coastal resources, Santa Monica Bay, and the Los Angeles River. The area's positive influence on the Los Angeles region, including scenic, recreational, and educational attributes, relies heavily upon sustaining the area's natural setting, the scenic beauty of varied landforms, and the area's spectacular geologic formations, which provide a substantial recreational resource.

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OPEN SPACE

Over 7,400 acres of major public open spaces lie within the North Area Plan boundary –approximately 35 percent of the planning area. These lands are under the management of government agencies such as the National Park Service, the California Department of Parks and Recreation, and the Santa Monica Mountains Conservancy, and non-governmental organizations such as the Mountains Restoration Trust. Additional committed open space areas include permanent open space lands preserved as the result of various development approvals. Additionally, large blocks of privately-owned undeveloped lands that exist throughout the region function as open space when not fenced.

There are generally three types of open space in the North Area:

1. **Open Space for the Protection of Natural Resources:** Most of the land acquired by the National Park Service, the California Department of Parks and Recreation, and the Santa Monica Mountains Conservancy falls into this category, as these lands contain significant biological resources. Much of the remaining open space within the region contains a variety of important locally indigenous plant and wildlife habitats and habitat linkages. These habitats also represent a scenic resource of great value.

2. **Open Space for the Protection of Public Health and Safety:** Many hillside areas have proven to be unstable. They are unsuitable for development and are more appropriately left as open space. In addition, the fires that periodically burn through the Santa Monica Mountains are a reminder of the inherent difficulties with development in mountainous areas. Because fire is a natural and increasingly common occurrence, certain areas within the mountains are best left in their natural condition and protected from development. Currently, many steeply sloping areas and areas subject to flooding have been committed to long-term open space, primarily as part of past development approvals.

3. **Open Space for Public Recreation:** These open space areas include the public and private parks managed by Los Angeles County and property owners' associations, dedicated trail easements, and recreation areas owned and managed by agencies such as the National Park Service and the California Department of Parks and Recreation. Also included are areas of outstanding scenic beauty and historically or culturally significant sites.

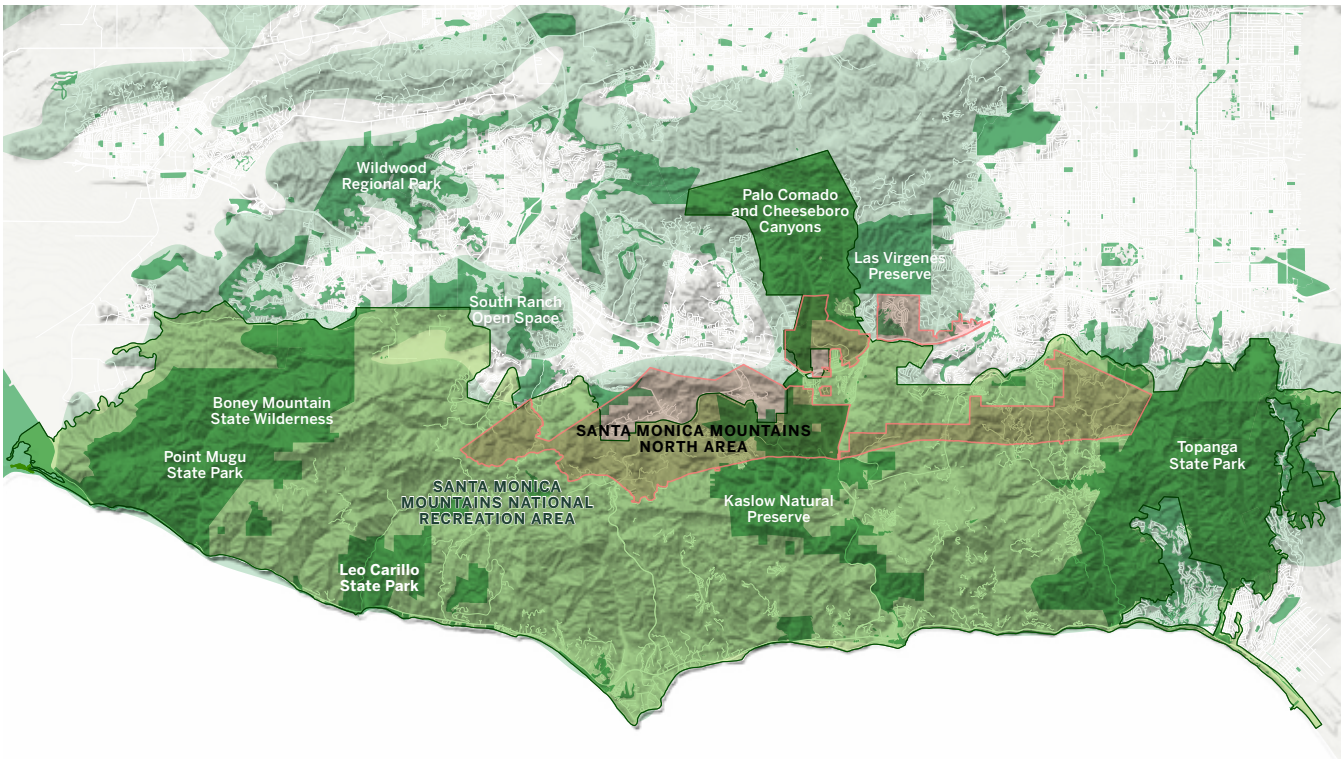

Illustration: Skidmore, Owings & Merrill

GOALS AND POLICIES

Open Space

Goal CO-1:

Preserve open space areas that meet the diverse needs of Los Angeles County.

Policies:

- **CO-1:** Implement programs and policies that enforce the responsible stewardship and preservation of dedicated open space areas.
- **CO-2:** Protect and conserve natural resources, natural areas, and available open spaces.
- **CO-3:** Provide and improve access to dedicated open space and natural areas for all users that considers the protection of sensitive biological resources.
- **CO-4:** Prioritize open space acquisitions for available lands that contain unique ecological features, streams, watersheds, scenic features, habitat types and/or offer linkages that enhance wildlife movements and genetic diversity.
- **CO-5:** Collaborate with public, non-profit, and private organizations to acquire and preserve available land for open space.
- **CO-6:** Require open space easements or deed restrictions as part of development projects on sites containing S1 and S2 habitat in order to ensure that approved building site areas are limited and impacts to sensitive habitat are minimized.
- **CO-7:** When development conditions of approval set aside lands for open space, clearly define the land's intended open space functions and ensure that the management and use of such lands are consistent with those intended open space functions.
- **CO-8:** Depict all public or private parcels set aside as open space through the recordation on title of conservation easements, open space easements and open space deed restrictions as Open Space on the Land Use Policy Map.
- **CO-9:** Require that any new development or improvement is sited and designed so required fuel modification or brush clearance does not encroach into dedicated open space or parkland.
- **CO-10:** Pursue a variety of methods to preserve open space, including fee-simple acquisition, purchase of development rights, land swaps, regulations, or development density and lot retirement incentives. For County, State, and federal funds that may be earmarked for open space, assign high priority to acquiring properties designated on the National Park Service's Land Protection Plan, and to parcels within S1 and S2 habitat areas.
- **CO-11:** Implement legal protections, such as deed restrictions and dedication of open space easements, to ensure designated open space lands are preserved in perpetuity.
- **CO-12:** When accepting open space dedications, prioritize acquisitions to those lands that: contain unique ecological features; protect undeveloped streams, watersheds, woodlands, and grasslands; prevent vegetation clearance or grading of steep areas; help reduce development-induced runoff; and protect existing and approved recreation areas.

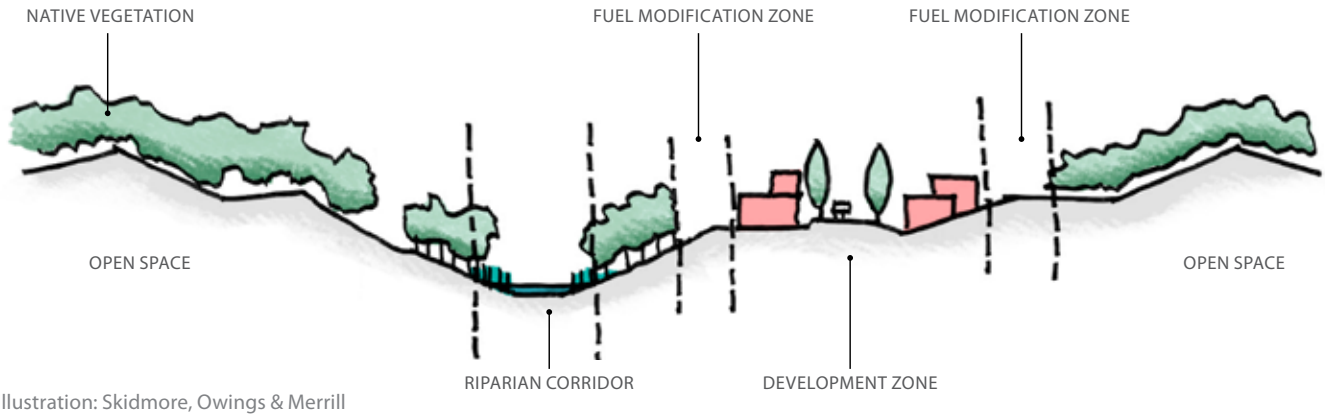

Illustration: Skidmore, Owings & Merrill

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BIOLOGICAL RESOURCES

The Santa Monica Mountains are home to a variety of sensitive plants and wildlife, unique geologic features, important wildlife linkages, and aquatic features. Several State and federally listed threatened and endangered species, as well as numerous California Species of Special Concern and rare plants, are known from the North Area, such as Lyon's pentachaeta and the California red-legged frog. There are over 400 species of birds, 23 species of reptiles, 10 species of amphibians, 41 species of mammals, and over 900 species of vascular plants found in the Santa Monica Mountains.

Iconic southern California landscapes such as valley oak savannah, sycamore-lined canyons, volcanic rock outcrops, and wildflower-rich meadows are found in the North Area, both on and off protected lands. The North Area supports very large blocks of undisturbed open space separating urban development along U.S. Highway 101 from protected open space in the main body of the Santa Monica Mountains and Simi Hills. The North Area Plan seeks to protect these habitats, leaving them relatively undisturbed and their resources intact, while still allowing for responsible development.

All land throughout the North Area has been mapped and assigned a habitat sensitivity ranking. Four habitat categories were created; S1, S2, S3, and S4, to categorize and prioritize the habitat with the North Area. The rankings

TABLE 1: HABITAT CATEGORIES

CATEGORY	SIGNIFICANCE	DESCRIPTION
S1	**Distribution** Limited, particular rarity, or important function.	S1 habitat consists of areas of the highest biological significance, rarity, or sensitivity. S1 habitat includes alluvial scrub, coastal bluff scrub, dune, native grassland and scrub with a strong component of native grasses or forbs, riparian, native oak, sycamore, walnut and bay woodlands, and rock outcrop habitat types. Wetlands[1], including creeks, streams, marshes, seeps and springs, are also S1 habitat. Coast live and valley oak, sycamore, walnut, and bay woodlands are all included in S1 habitat. S1 habitat also includes populations of plant and animal species (1) listed by the State or Federal government as rare, threatened or endangered, listed by NatureServe as State or Global-ranked 1, 2, or 3, and identified as California Species of Special Concern, and/or (2) California Native Plant Society (CNPS)-listed 1B and 2 plant species[2], normally associated with S1 habitats, where they are found within S2 or S3 habitat areas.
	Function Lands that support the rarest and most sensitive resources or have important ecosystem function and is worthy of the highest-level conservation.	
	Development Highly restricted.	
S2	**Distribution** Intact but broadly distributed.	S2 habitat consists of areas of high biological significance, rarity, and sensitivity that are important to the ecological vitality and diversity of the Santa Monica Mountains Mediterranean ecosystem. S2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats. This habitat contains (1) CNDDB-identified rare natural communities; (2) plant and animal species listed by the State or Federal government as rare, threatened, or endangered; listed by NatureServe as State or Global-ranked 1, 2, or 3, and identified as California Species of Special Concern; and/or (3) CNPS-listed 1B and 2 plant species[3], normally associated with S2 habitats.
	Function Lands that support intact native vegetation communities, and which may include some rare species but is otherwise adequately conserved in the North Area.	
	Development May occur in areas with S2 habitat provided measures are implemented to avoid, minimize, and mitigate habitat impacts.	

1 Lands which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. Land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to vegetated wetlands or deep-water habitats.

2 All of these particular categories of listed species are maintained in the California Department of Fish and Wildlife (CDFW) / California Natural Diversity Database (CNDDB), which is an information clearinghouse for lists of rare plant and animal species and rate natural communities.

3 Ibid

are based on the distribution, rarity, and habitat function of the habitat found in each category. The habitat categories are described in Table 1.

The habitat categories are mapped on the Biological Resources Map (Figure 2) and is to be used as a reference to depict the general distribution of habitat categories; however, the precise boundaries and existence of the various habitat categories shall be determined on a site-specific basis based on substantial evidence and a site-specific biological inventory and/or assessment.

This North Area Plan contains a procedure, as enumerated in Policy CO-18, to both confirm the habitat types and locations depicted on the map and on the basis of substantial evidence establish the appropriate habitat category. Any area not designated as a habitat category on the Biological Resources Map that meets the criteria of a habitat category shall be accorded all the protection provided for that habitat category in the North Area Plan.

The habitat categories as depicted on the Biological Resources Map may be adjusted based upon substantial biological evidence and independent review by the Department Biologist as set forth in this element. Based on substantial evidence, a resource on any site may be classified or reclassified from one category to a higher or lower category. Where the County finds that the physical extent of habitats on a project site is different than those indicated on the Biological Resources Map, the County shall maintain

1
2
3
4
5
6

TABLE 1: HABITAT CATEGORIES *(continued from previous page)*

CATEGORY	SIGNIFICANCE	DESCRIPTION
S3	**Distribution** Disturbed, non-native, and cleared.	S3 habitat consists of areas that would otherwise be designated as S2 habitat, but the native vegetation communities have been significantly disturbed or removed as part of lawfully established development. This category also includes areas of native vegetation that are not significantly disturbed and would otherwise be categorized as S2 habitat, but have been substantially fragmented or isolated by existing, legal development and are no longer connected to large, contiguous areas of coastal sage scrub and/or chaparral-dominated habitats. This category includes lawfully developed areas and lawfully disturbed areas dominated by non-native plants such as disturbed roadside slopes, stands of non-native trees and grasses, and fuel modification areas around existing development (unless established illegally in an S2 or S1 area). This category further includes isolated and/or disturbed stands of native tree species (oak, sycamore, walnut, and bay) that do not form a larger woodland or savannah habitat. While S3 habitat does not constitute a biological resource area, these habitats provide important biological functions that warrant specific development standards for the siting and design of new development.
	Function Lands that support non-native and ruderal vegetation and have disturbed or cleared habitat that are expected to have lower habitat function than other natural lands.	
	Development Less restricted	
S4	**Distribution** Developed and agricultural lands	S4 habitat consists of developed or paved land that was permitted as part of a lawfully established development. While S4 habitat does not constitute a biological resource area, these habitats may provide important biological functions that warrant specific development standards for the siting and design of new development.
	Function Lands that support existing residential or commercial development, other facilities, or agricultural practices.	
	Development Least restricted	

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documentation with detailed justification for any classification or reclassification of habitat categories at the project site based on substantial evidence. Where the County finds that the physical extent of habitats on a project site is different than those indicated on the Biological Resources Map, the Biological Resources Map shall be modified accordingly as part of a map update.

GOALS AND POLICIES

Biological Resources

Goal CO-2:

An environment that supports significant animal and plant communities in an undisturbed condition and retains the greatest possible protection in the North Area.

Policies:

- **CO-13:** Protect sensitive habitats by collaborating with entities such as County departments, homeowner associations and other groups to balance between land use, sensitive ecological areas (SEAs), wildlife connectivity, and emergency responses.

- **CO-14:** Allow for maximum wildlife connectivity and habitat linkages throughout the North Area. All feasible strategies shall be explored to protect these areas from disturbance including purchasing open space lands, retiring development rights, clustering development to increase the amount of preserved open space, restricting the design and location of fencing, requiring the dedication of open space conservation easements, and minimizing removal of native vegetation.

- **CO-15:** The most biologically significant areas are designated S1 habitat and S2 habitat and shall be subject to strict land use protections and regulations.

- **CO-16:** Land uses S1 and S2 habitats shall only be allowed where they are sited and designed to avoid significant disruption of habitat values, consistent with the policies of the North Area Plan. All development shall be sited to avoid or minimize impacts to S1 and S2 habitat to the maximum extent feasible. Measures, including but not limited to signage, placement of boardwalks, utilizing established trail corridors, following natural contours to minimize grading, and limited fencing shall be implemented as necessary to protect S1 and S2 habitat.

- **CO-17:** New development shall be sited in a manner that avoids the most biologically sensitive habitat onsite where feasible, while not conflicting with other North Area Plan policies. Priority shall be given to siting development in S4 habitat. If infeasible, priority shall be given to siting new development in S3 habitat. If it is infeasible to site development in S4 or S3 habitat areas, development may be sited in S2 habitat if it is consistent with the specific limitations and standards for development in S2 habitat and all other provisions of the North Area Plan. If it is infeasible to site development in S4, S3, and S2 habitat areas, development may be sited, as a last option, in S1 habitat if

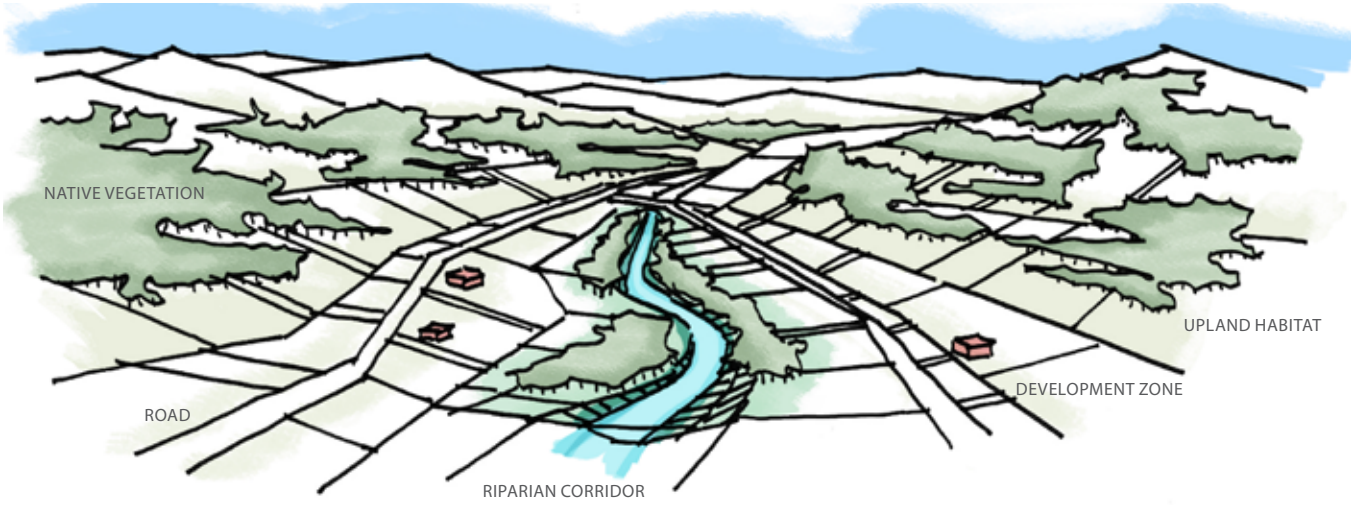


Illustration: Skidmore, Owings & Merrill

it is consistent with the specific limitations and standards for development in S1 habitat and all other provisions of the North Area Plan.

- **CO-18:** Emphasize the protection of habitat:

  a. Preserve, protect, and enhance habitat linkages through limitations in the type and intensity of development and preservation of riparian corridors.

  b. Place primary emphasis on preserving large, unbroken blocks of undisturbed natural open space and wildlife habitat areas. As part of this emphasis, all feasible strategies shall be explored to protect these areas from disturbance. Such strategies include, but are not limited to, purchasing open space lands, retiring development rights, clustering development to increase the amount of preserved open space, siting development near existing roads and structures, requiring the dedication of open space conservation easements in all permits that include approval of structures within S1 or S2 habitat, and minimizing grading and the removal of native vegetation.

- **CO-19:** Open space conservation easements and dedications shall be utilized, where required or offered, to ensure the preservation of habitats and habitat linkages. The receiving agency shall be a qualified public agency or land conservation agency with the ability to manage, preserve, or enhance park and open space lands. Financing for the long-term maintenance of such areas should be considered through endowments, assessments, or other public funding mechanisms.

- **CO-20:** Encourage the permanent preservation of lands with greater than 50 percent slope as open space, preferably through open space dedications to a public agency or a public land conservation agency which has the authority to manage, preserve, or enhance park and open space lands, or, secondarily, through effective easements.

- **CO-21:** Use primarily locally indigenous plant species in landscape areas within Fuel Modification Zones A and B of structure(s) requiring fuel modification. Non-locally indigenous plants and gardens that are not invasive may be allowed within the building site area and in Fuel Modification Zones A and B, with associated irrigation, provided that the species are consistent with Fire Department requirements and all efforts are made to conserve water.

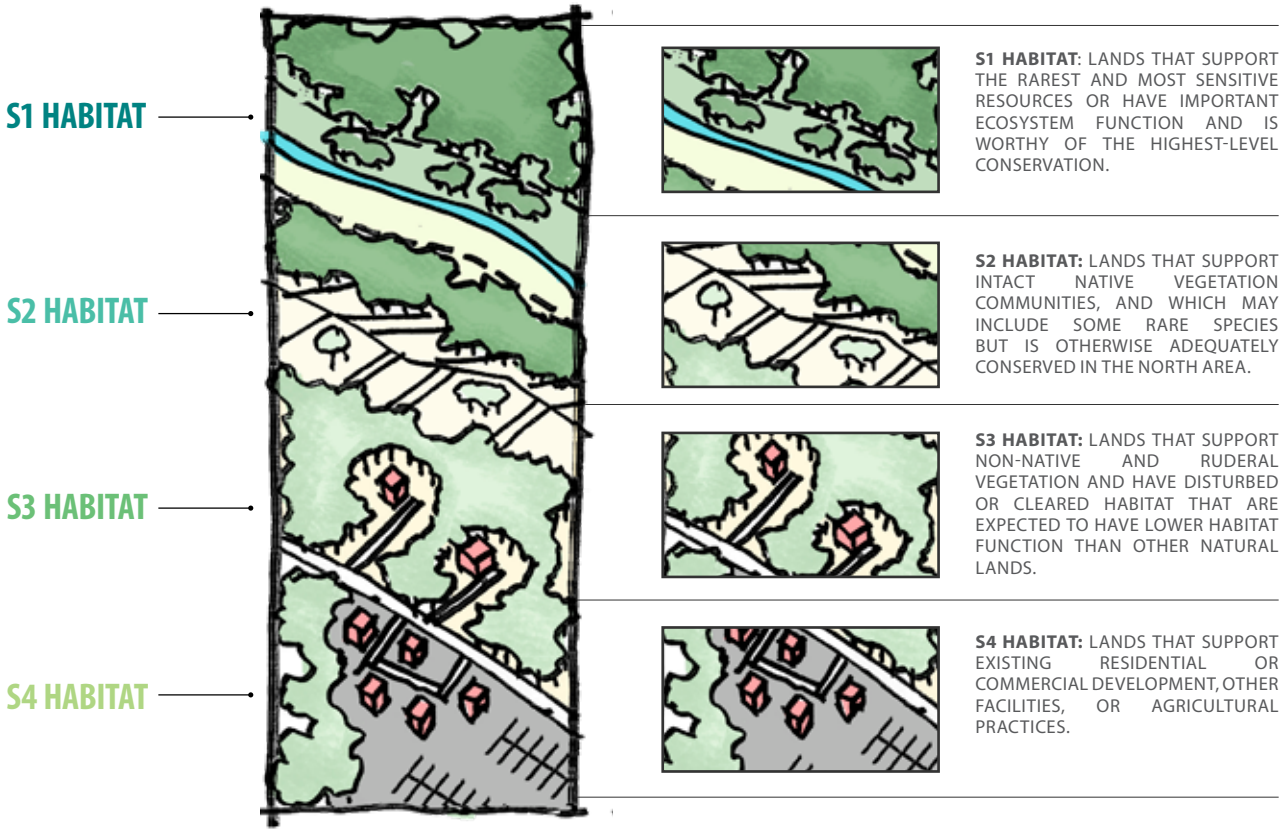
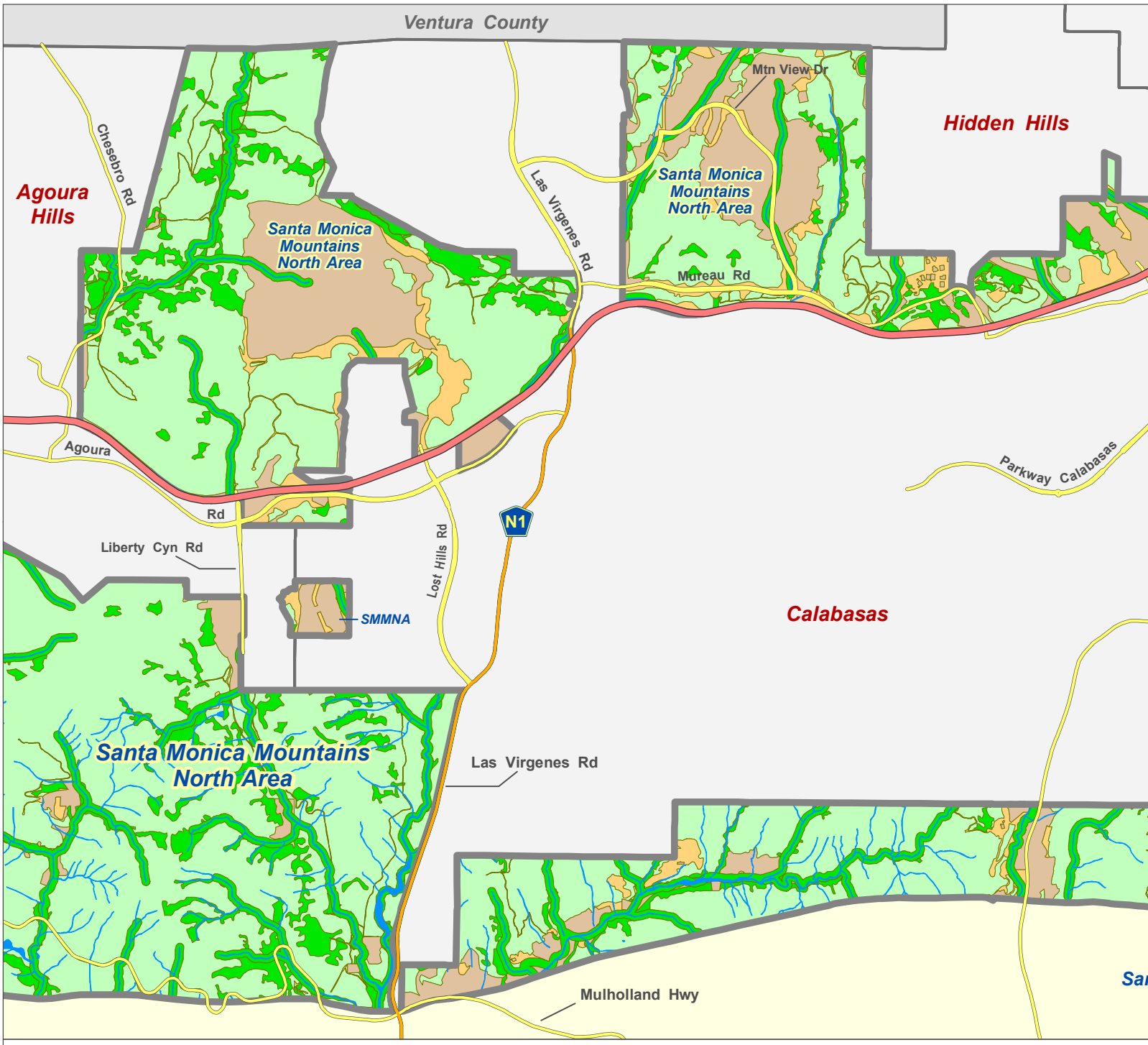


Illustration: Skidmore, Owings & Merrill

Santa Monica Mountains North Area



Biological Resources

- Water Body (from National Wetlands Inventory)
- Vegetation Sensitivity - S1
- Vegetation Sensitivity - S2
- Vegetation Sensitivity - S3
- Vegetation Sensitivity - S4

Base Layers

- Major Road
- Highway
- Freeway
- Other Unincorporated Area
- Incorporated City

Figure 2:
Biological Resources (Eastern Portion)

Valley Circle Blvd
Ventura Blvd
101
N Topanga Canyon Blvd
Wells Dr
Calabasas Rd
Mulholland Dr
Los Angeles
27
Mulholland Hwy
Old Topanga Canyon Rd
Santa Monica Mountains
North Area
nta Monica Mountains
Coastal Zone
N Topanga Canyon Blvd

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

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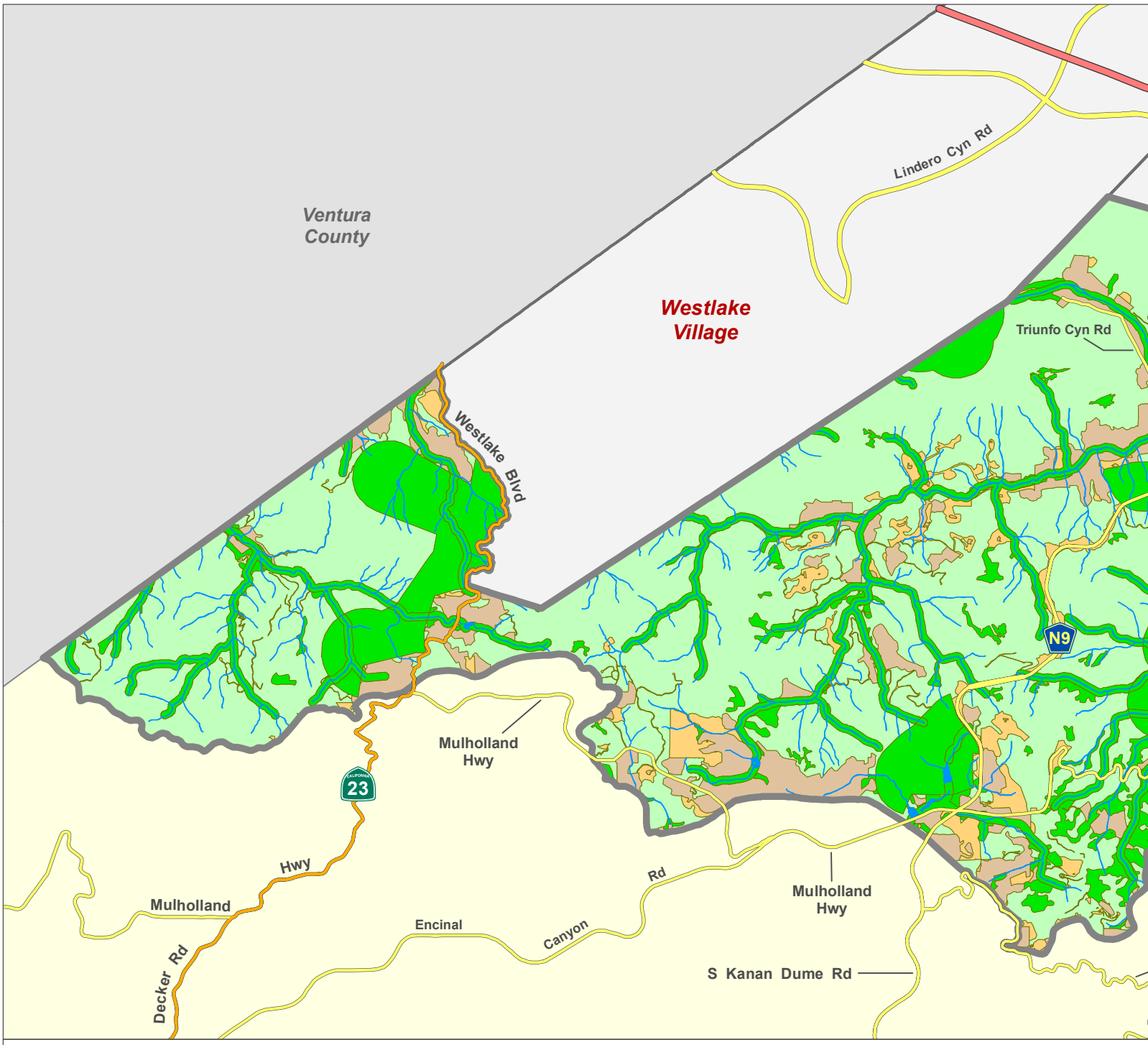
Santa Monica Mountains North Area



Biological Resources

- Water Body (from National Wetlands Inventory)
- Vegetation Sensitivity - S1
- Vegetation Sensitivity - S2
- Vegetation Sensitivity - S3
- Vegetation Sensitivity - S4

Base Layers

- Major Road
- Highway
- Freeway
- Other Unincorporated Area
- Incorporated City

Figure 2:
Biological Resources (Western Portion)

Agoura Hills
Santa Monica Mountains North Area
101
Agoura Rd
Cornell Rd
Liberty Cyn Rd
Calabasas
Lost Hills Rd
N1
SMMNA
N Kanan Rd
Santa Monica Mountains North Area
Mulholland Hwy
Las Virgenes Rd
Santa Monica Mountains Coastal Zone
Latigo Canyon Rd

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Invasive plants are strictly prohibited. The removal or trimming, thinning or other reduction of natural vegetation, including locally indigenous vegetation, is prohibited except when required for construction of an approved development and/or for compliance with fuel modification requirements for approved or lawfully existing development. Los Angeles County will work with organizations, homeowners, and park agencies on educational programs to reduce the spread of invasive plant species within the Santa Monica Mountains.

- **C0-22:** New development adjoining parklands shall be sited and designed to minimize impacts to habitat and recreational opportunities to the maximum extent feasible. Natural vegetation buffer areas to be provided around parklands.

- **C0-23:** New development in wetlands shall be restricted to the following three uses: (1) wetlands-related scientific research and educational uses; (2) incidental public service purposes, including burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines; and (3) wetland restoration projects. These uses are only permitted where it has been demonstrated that there is no feasible less environmentally damaging alternative and adverse environmental effects are mitigated.

- **C0-24:** All new development shall be sited and designed to avoid, minimize, or mitigate required fuel modification and brush removal's habitat disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas.

- **C0-25:** When impacts to S1 and S2 habitat are unavoidable, mitigate habitat impacts through preservation mechanisms including permanent on-site deed restriction, dedication of land to a state or federal conservation agency, conservation easement, restrictive covenant, or conservation in-lieu fees.

- **C0-26:** Where multiple habitat protection policies are applicable, the policy that is most restrictive and protective of the habitat resource shall regulate development.

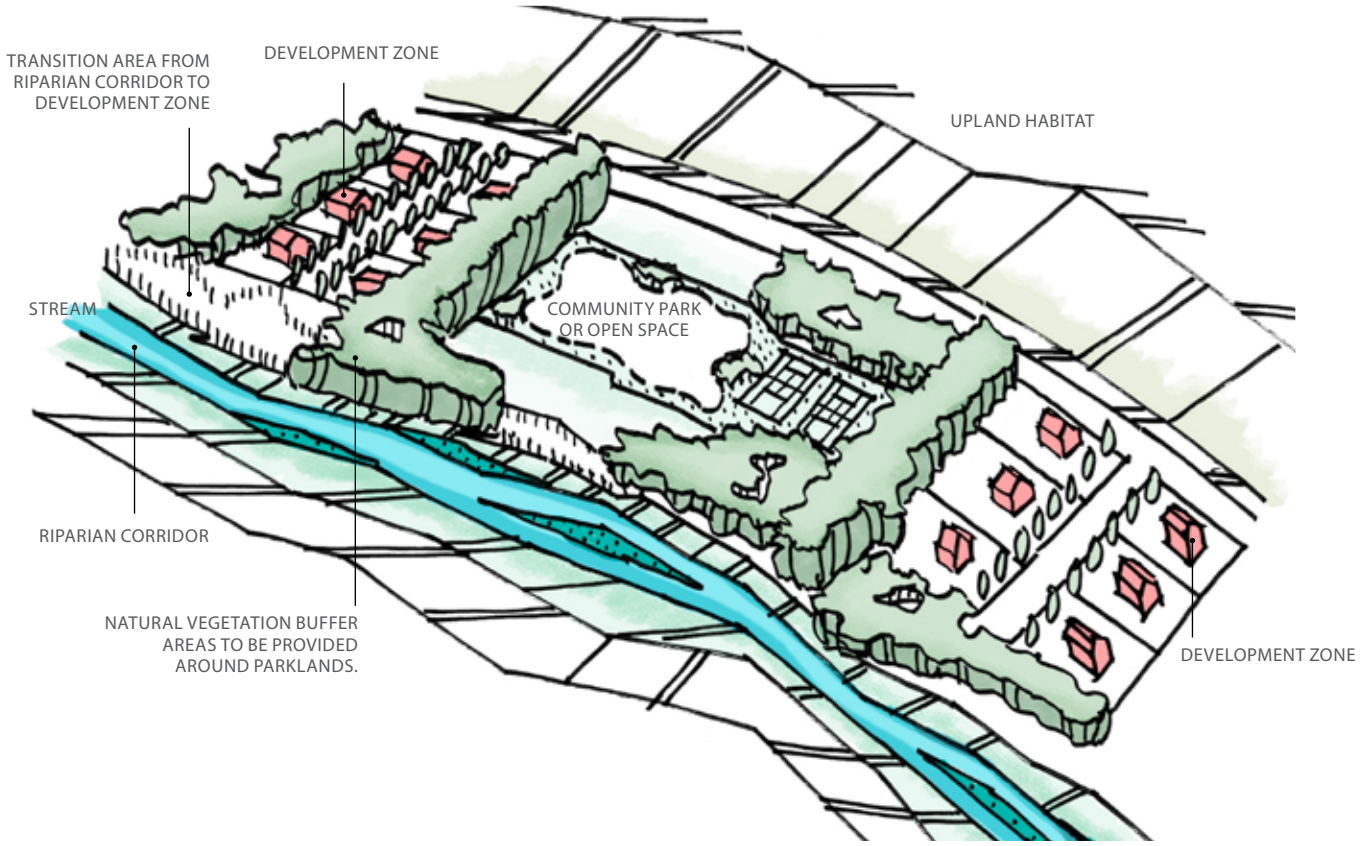

Illustration: Skidmore, Owings & Merrill

- **CO-27:** Cluster new development to the maximum extent feasible and locate as close as possible to existing roadways, services and other developments to minimize impacts to biological resources and removal of native vegetation.

- **CO-28:** Minimize the increase in run-off and erosion from properties into the watershed that results in downstream pollution and increased size of flood plains in coastal lagoons.

- **CO-29:** Promote infiltration of stormwater – onsite wherever possible – where it will not exacerbate geologic hazards through the incorporation of BMPs.

- **CO-30:** Outdoor lighting shall be fully shielded and directed away from biological resources, open space, and other sensitive receptors.

WATER QUALITY

Public health and the quality of biological resources rely heavily upon the quality of water that flows from the watersheds within the Santa Monica Mountains. The healthy functioning of these watersheds is in turn dependent upon the development patterns and types of uses occurring within them. The major watersheds within the North Area are:

- **Malibu Creek (including Las Virgenes Creek and Medea Creek)**
- **Arroyo Calabasas**
- **Topanga Canyon**
- **Las Trancas Creek**
- **Zuma Creek**
- **Los Alisos Creek**

These major watersheds feed both the Pacific Ocean (via Santa Monica Bay) and the Los Angeles River as well as the numerous riparian corridors which are such significant features in the area. The largest watershed in the area is the Malibu Creek Watershed, which has an area of 105 square miles and contains a total of 225 stream segments. Malibu Creek drains the north slopes of the Santa Monica Mountains, the south slopes of the Simi Hills, the interior valleys between the two ranges, and Malibu Canyon.

Given their distinctive location adjacent to the dense urban areas of Los Angeles County, the Santa Monica Mountains offer a variety of resources to the region. They provide scenic vistas and rural experiences to hikers, equestrians, and motorists; they are also considered by some to be a desirable place to build homes and ranches. However, anthropogenic activity may have deleterious effects on water quality. A recent report by the California RWQCB finds that beneficial uses of water in various locations and at different times of year in the Santa Monica Mountains are impacted by nutrients, pathogens, toxics, trash, and sediment. Beaches, which are popular for recreation, are similarly impaired.

Much of the Santa Monica Mountains is served by onsite wastewater treatment systems (OWTS). Some developments are served by approved small package treatment plants. Many of the private systems employ state-of-the-art technology, but some failures have been reported in older systems. Failures of OWTS can adversely impair water quality, human health, and biological communities in the surrounding watershed.

The majority of new development is expected to either occur in concentrated locations or in very low-density settings. The Los Angeles Region RWQCB recognizes the potentially serious impacts of development on water quality. Mitigation requirements in the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System Discharge permit provide measures for reducing polluted runoff. These regulations regarding stormwater mitigation adopted by RWQCB for the coastal watersheds of Los Angeles County establish rigorous requirements, implemented and enforced, with oversight from the RWQCB, by each city or by the Los Angeles County Flood Control District in the unincorporated areas.

The RWQCB requirements apply to much of the Santa Monica Mountains and provide water quality protections that address grading activities, use of locally indigenous vegetation, clustering development, preventing erosion, and constructing retention basins. These regulations require that stormwater runoff mitigation measures, known as "Best Management Practices" (BMPs), be employed to the maximum extent practicable to minimize water quality impacts.

Because the Santa Monica Mountains are an especially sensitive resource, impairment of water quality may have serious consequences and should be properly managed. The following policies are intended to provide area-sensitive measures that supplement the waste discharge requirements established by the Los Angeles Region RWQCB.

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GOALS AND POLICIES

Water Quality

Goal CO-3:

Maintain and restore biological productivity and water quality appropriate to maintain optimum populations of aquatic organisms and to protect human health.

Goal CO-4:

Protect watersheds from impacts due to development, recreational, or agricultural uses.

Policies:

- **CO-31:** Support and participate in watershed-based planning efforts with the Los Angeles Region RWQCB and upstream and downstream cities.

- **CO-32:** Site, design, and manage new development and improvements, including – but not limited to – landscaping, to protect waters from non-point source pollution by minimizing the introduction of pollutants in runoff and minimizing increases in runoff rate and volume. Review new development and improvements for potential degradation of water quality, and ensure that they meet the requirements of the NPDES Municipal Stormwater Permit's Low Impact Development (LID) Requirement.

- **CO-33:** To reduce runoff and erosion and provide long-term, post-construction water quality protection in all physical development, prioritize the use of BMPs in the following order: 1) Site design BMPs; 2) Source control BMPs; and 3) Treatment control BMPs. When the combination of site design and source control BMPs is not sufficient to protect water quality, require treatment control BMPs, in addition to site design and source control measures. Design, construct, and maintain any required treatment control BMPs (or suites of BMPs) so that they treat, infiltrate, or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, one-hour storm event (with an appropriate safety factor of two or greater) for flow-based BMPs.

- **CO-34:** Prioritize the use of LID in project design to preserve the natural hydrologic cycle and minimize increases in stormwater or dry weather flows.

- **CO-35:** Minimize impervious surfaces in new development, especially directly connected impervious areas. Require redevelopment projects to increase the area of pervious surfaces, where feasible.

- **CO-36:** Infiltrate development runoff on-site, where feasible, to preserve or restore the natural hydrologic cycle and minimize increases in stormwater or dry weather flows.\

- **CO-37:** Require development to protect the absorption, purification, and retention functions of natural drainage systems that exist on the site. Where feasible, site and design development, including drainage, to complement and utilize existing drainage patterns and systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems should be restored where feasible.

- **CO-38:** Protect water quality by limiting maximum potential buildout in sensitive watersheds, including adjacent to the following waterways:

  - **Medea Creek**
  - **Palo Comado Canyon**
  - **Lindero Creek**
  - **Stokes Creek**
  - **Triunfo Creek**
  - **Cold Creek**
  - **Malibu Creek**
  - **Las Virgenes Canyon**
  - **Potrero Valley**
  - **Lower Topanga Can**yon

- **CO-39:** Cooperate with local and State transportation agencies to implement BMPs that promote infiltration of runoff from roads and highways and minimize urban runoff flows into streams and creeks.

- **CO-40:** Manage the temporary storage of construction materials for public projects or landslide material on road shoulders using the most current BMPs to eliminate erosion into adjacent drainage courses, to protect air and

water quality, and to minimize the spread of invasive plant species. Ensure that landslide material is deposited in permitted landfills or sites with valid permits to accept fill.

- **CO-41:** Limit grading, soil compaction and removal of locally indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development. Monitor grading projects to ensure that grading conforms to approved plans.

- **CO-42:** Revegetate prior to the rainy season areas disturbed by development activity. Use locally indigenous plant species outside of Fuel Modification Zone A and prohibit non-native invasive species, balancing long-term slope stability and habitat restoration with reduced fuel loads for fire protection.

- **CO-43:** Prevent the disposal of animal waste, wastewater, and any other byproducts of human, crop-based agricultural or equestrian activities in or near any drainage course or S1 habitat area.

- **CO-44:** Require confined animal facilities and agricultural activities to utilize BMPs to minimize erosion and avoid sediment and pollutant impacts. For all development, require the ongoing maintenance of all design features used to mitigate stormwater runoff.

- **CO-45:** The use of reclaimed water for any approved agricultural use is required where feasible.

- **CO-46:** Ensure that animal containment facilities are sited and designed to manage, contain, and dispose of animal waste using the most effective BMPs to minimize waste introduced to surface runoff or groundwater.

- **CO-47:** Prohibit non-emergency earthmoving operations during the rainy season (extending from October 15 to April 15). Approved grading shall not be commenced unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after April 15, unless the County determines that completion of grading would be more protective of

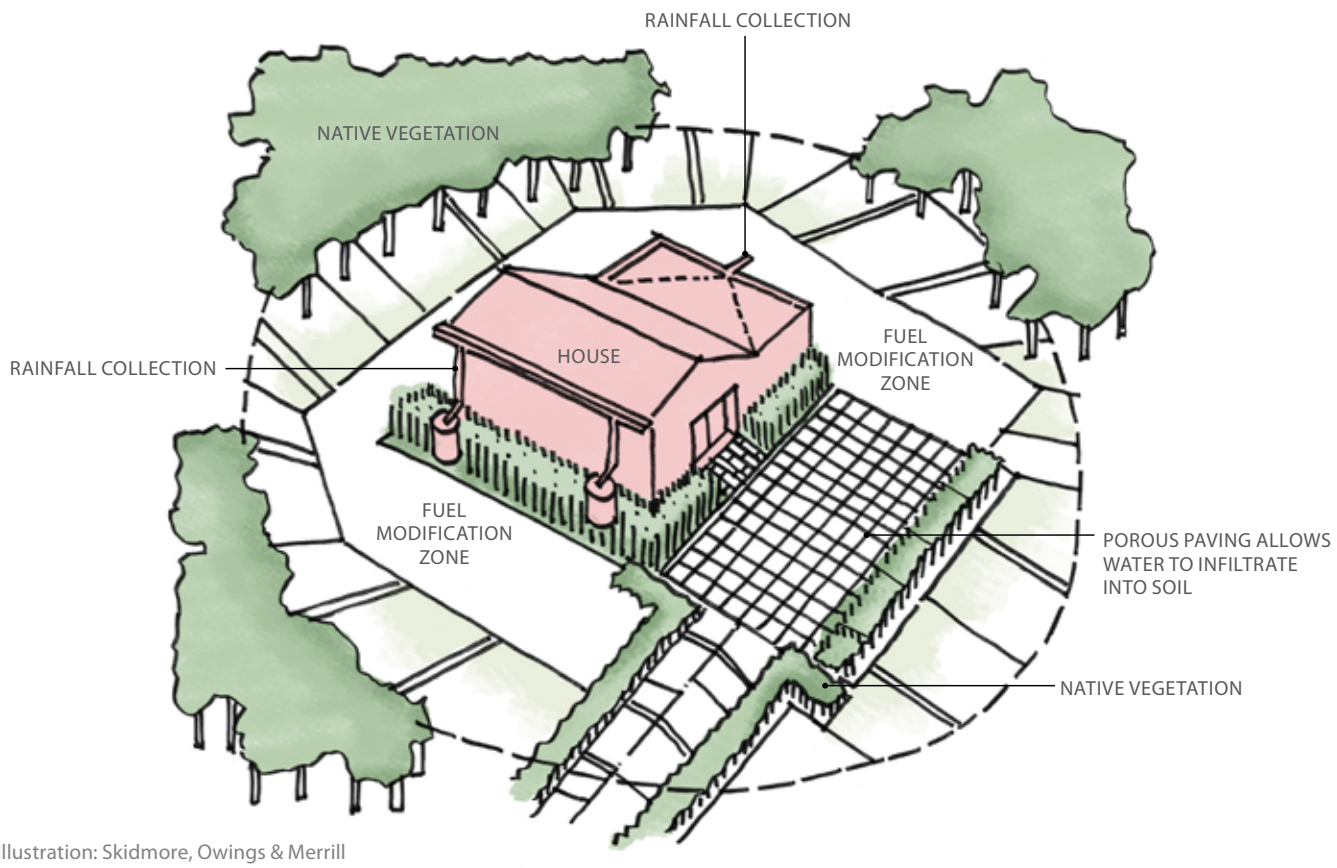

Illustration: Skidmore, Owings & Merrill

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sensitive environmental resources and would minimize erosion and sedimentation. Erosion control measures shall be required for any ongoing grading project or any completed grading project that is still undeveloped.

- **CO-48:** Grading during the rainy season may be permitted to remediate hazardous geologic conditions that endanger public health and safety.

- **CO-49:** Minimize the land disturbance activities of construction (e.g., clearing and grading), especially in erosive areas (including steep slopes, unstable areas, and erosive soils), to avoid detrimental water quality impacts caused by increased erosion or sedimentation. Use soil stabilization BMPs on disturbed areas.

- **CO-50:** Natural vegetation buffer areas that protect riparian habitats shall be maintained. Buffers shall function as transitional habitat and provide a separation from developed areas to minimize adverse impacts. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the riparian habitat.

- **CO-51:** Permit construction of new water wells only where they will not have significant adverse individual or cumulative impacts on groundwater, streams, or natural resources. For a well location in close proximity of a stream, drainage courses, and similar surface water conveyance, a groundwater assessment must be performed by a qualified professional to ensure surface water will not adversely impact groundwater quality.

- **CO-52:** Access for geologic testing (or percolation or well testing) shall use existing roads or truck-mounted drill rigs where feasible. Where there is no feasible access, a temporary access road may be permitted when it is designed to minimize length, width and total grading to only that necessary to accommodate required equipment. All such temporary roads shall be restored to the maximum extent feasible, through grading to original contours, revegetating with native plant species indigenous to the project site, and monitoring to ensure successful restoration. All percolation testing shall take place out of any future planned road access.

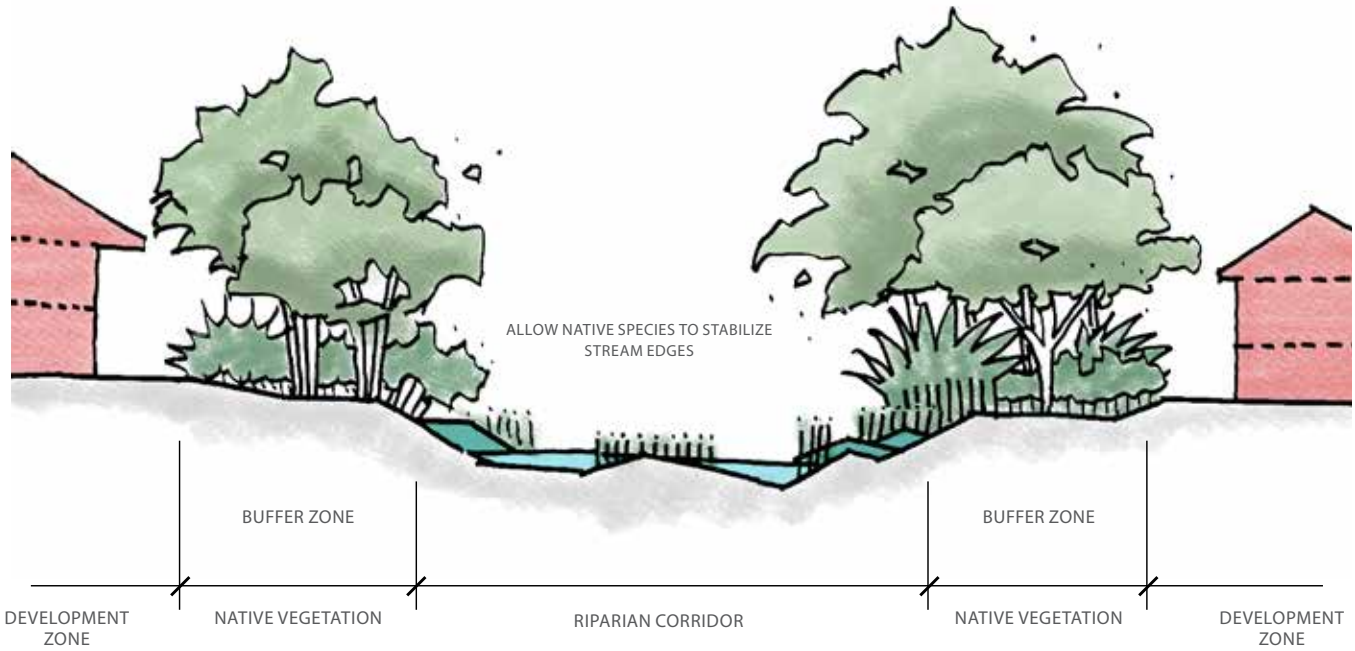

Illustration: Skidmore, Owings & Merrill

- **CO-53:** Use LID approaches in project design to preserve the natural hydrologic cycle and minimize increases in stormwater of dry weather flows.

- **CO-54:** Prohibit the use of hauled water as a source of potable water for new development.

- **CO-55:** Participate in the development and implementation of solutions to problems associated with OWTS and their impact on water quality.

- **CO-56:** Prohibit development of rural areas where established standards by the County and RWQCB cannot be met, such that the cumulative effect of OWTS will negatively impact the environment, either by stream pollution or by contributing to the potential failure of unstable soils.

- **CO-57:** In areas with constraints to OWTS, including but not limited to, substandard, antiquated subdivisions, and geologic hazard areas, the County Departments of Public Health and Public Works may permit innovative and alternative methods of wastewater treatment and disposal provided that installation, operation, and maintenance of such systems minimize impacts to public health, water quality, and natural resources, and are acceptable to the County and to the RQWCB.

- **CO-58:** Site new OWTS and require them to be designed so that impacts to sensitive environmental resources are minimized, including grading, site disturbance, and the introduction of increased amounts of water. Adequate setbacks and/or buffers shall be required to protect S1 habitat area, native trees, and surface waters from lateral seepage from the sewage effluent dispersal systems and to protect the OWTS from flooding and inundation.

- **CO-59:** Channelizations or other substantial alterations of streams shall be prohibited except for: (1) Necessary water supply projects where no feasible alternative exists; (2) Flood protection for existing development where there is no other feasible alternative, as approved by the Director of Los Angeles County Department of Public Works or Chief Engineer of the Los Angeles County Flood Control District or his/her designee; or (3) The improvement of fish and wildlife habitat. Any channelization or stream alteration permitted for one of these three purposes shall minimize the depletion of groundwater, shall include maximum feasible mitigation measures to mitigate unavoidable impacts, and must be evaluated for potential impacts to flood levels as to comply with Title 44, Code of Federal Regulations Section 60.3, and Title 20, Section 20.94.040 of the County Code. Bioengineering alternatives shall be preferred for flood protection over "hard" solutions such as concrete or riprap channels.

- **CO-60:** Alteration of natural streams for the purpose of creating stream road crossings shall be prohibited unless there is no other feasible alternative to provide access to public recreation areas or lawfully established development on legal parcels, and the stream crossing is accomplished by bridging. Bridge columns shall be located outside streambeds and banks. Wherever possible, shared bridges shall be used for providing access to multiple home sites. Culverts may be utilized for the crossing of minor drainages lacking beds and banks and riparian vegetation and where the culvert is sized and designed to not restrict movement of fish or other aquatic wildlife. An in-stream road crossing, such as an "Arizona crossing", shall be modified to a soft-bottom crossing or replaced by a bridge, consistent with Fire Department requirements, when major maintenance or repair activities on the crossing are undertaken.groundwater assessment must be performed by a qualified professional to ensure surface water will not adversely impact groundwater quality.

TREE PROTECTIONS

Trees are an integral part of the ecosystem throughout the Santa Monica Mountains. The North Area is home to oak woodlands and riparian woodlands that provide valuable habitat for various plant and animal species. Riparian woodlands that line streams and other water sources contain trees such as sycamores, cottonwoods, bigleaf maple, white alder, and bay trees. Coast live oak woodlands have a protective canopy that allows ferns and shrubs to thrive underneath.

In addition to the ecosystem services that trees provide in wildlands, they are also valuable resources in developed areas. Animals such as birds and small mammals rely on trees in both wild and developed areas for habitat. Trees in developed areas also help mitigate the urban heat island effect that is produced from an overconcentration of developed and paved surfaces. In addition, tree roots help prevent erosion and therefore the removal of trees can leave areas more vulnerable to landslides and other hazards.

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GOALS AND POLICIES

Tree Protections

Goal CO-5:

Preserve tree populations throughout the North Area, including native trees and trees of historic value.

Policies:

- **CO-61:** Provide protections for trees that are native to the Santa Monica Mountains, including limiting removal of native trees when feasible.
- **CO-62:** When native trees must be removed, require the planting of new native trees should be required as mitigation as a condition of approval.
- **CO-63:** Work with agencies including County Fire and County Agricultural Commissioner to ensure proper fire buffers through brush clearance and fuel modification in new and infill development.
- **CO-64:** Monitor the spread of infectious diseases and pests to native and non-native trees in the Santa Monica Mountains in order to protect and preserve tree populations that could be affected.
- **CO-65:** Emergency tree removals and brush clearance should be performed only when necessary for the health of woodlands and to prevent immediate hazards to human health or personal property.
- **CO-66:** Preserve mature native trees by siting and designing development in a manner that prevents encroachment into the protected zone of native trees.
- **CO-67:** Protect non-native trees that have high habitat or historic value.

HILLSIDE MANAGEMENT

Along with their supporting vegetation, the bold open ridges, deep canyons, rolling hills, and interior valleys of the area provide the basis for the natural beauty of the Santa Monica Mountains and the communities along the Ventura Freeway. A large portion of the area, and nearly all of the land that has not been committed to either development or long-term open space, consists of steep slopes in excess of 25 percent grade. Level topographic areas comprise only a small portion of the total land area. The natural hillsides remaining within the area are a significant biological and visual resource, and a key factor in the character of the area's communities.

Several significant topographical features are present within the region. To the south of Agoura Road at Kanan Road is Ladyface Ridge, identified as 'one of the most prominent land-forms in the area.' The portion of the Simi Hills immediately west of Las Virgenes Road is among the most visually prominent features visible from the freeway, providing the first visual impression of the area to drivers traveling from the San Fernando Valley. Just north of Malibou Lake, in the southcentral region of the study area, is Sugar Loaf, a landmark peak that is partially within the Paramount Ranch portion of the Santa Monica Mountains National Recreation Area. Saddle Rock and Turtle Rock are prominent rock formations, located near the National Park Service's Rocky Oaks site. In addition, a large section (mostly the northern section) of the Mulholland Highway Scenic Corridor is located in the southern portion of the study area; buffers needed to protect this area extend north along Las Virgenes Creek to the Ventura Freeway.

While hillside areas are a notable asset of the region and worthy of sensitive treatment for their scenic and biotic values, they also require careful management to protect the quality of stream, ground and coastal waters – both within the planning area as well as downstream, all the way to the ocean waters along the Malibu coast. Grading, development, revegetation and equestrian and other specific use activities may all result in changes to the amount and quality of water runoff in these areas. Actions that may either directly or indirectly impact natural drainages and alter stormwater runoff are factors to be considered when evaluating the impacts of human intrusion into hillside areas.

GOALS AND POLICIES

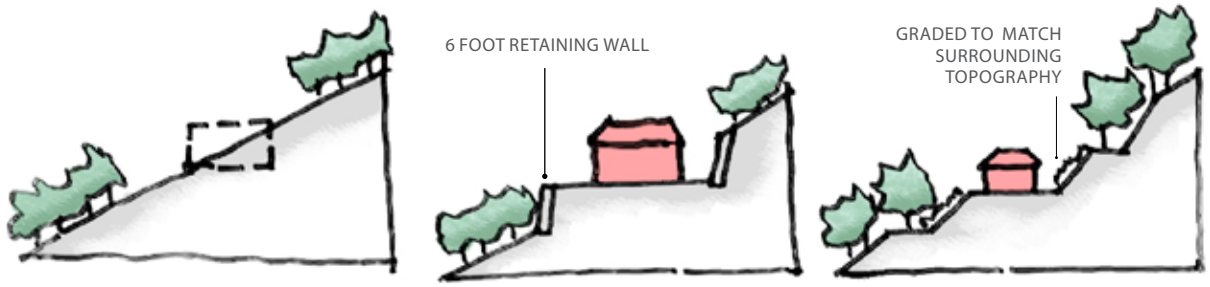
Hillside Management

Goal CO-6:

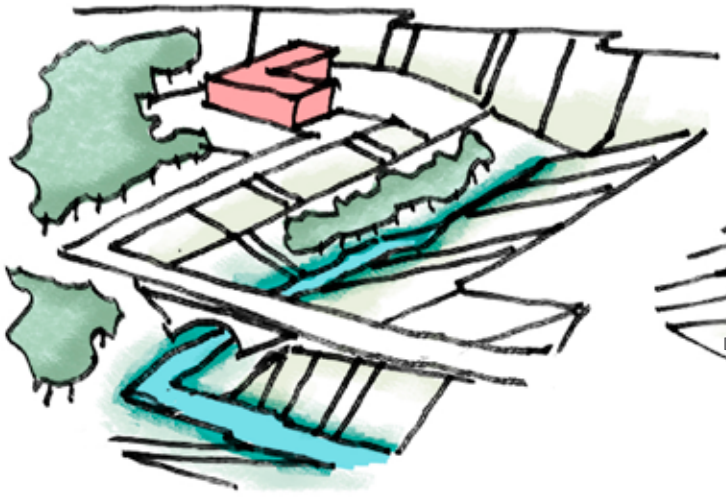
Retain the natural topographic character and vegetation of hillsides to the maximum extent possible and ensure that all development in such areas is sited and designed to provide maximum protection to public health and safety, surface and subsurface waters, public scenic views, and sensitive habitats.

Policies:

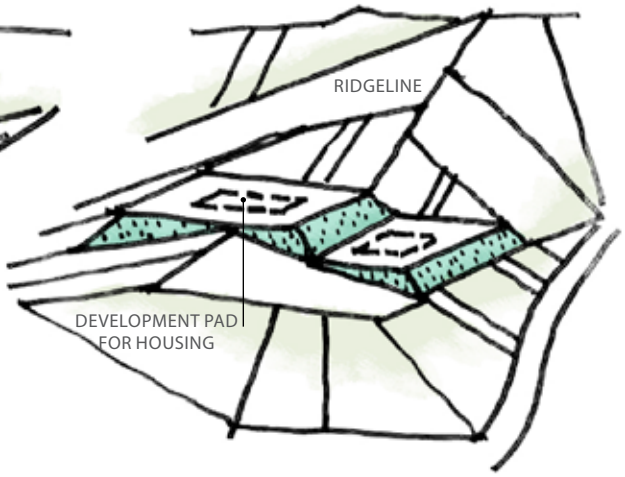
- **CO-68:** Site and design new development to minimize the amount of grading and the alteration of natural landforms.
- **CO-69:** Site and design new development to protect natural features and minimize removal of natural vegetation.
- **CO-70:** Limit structure height to minimize impacts to scenic resources.
- **CO-71:** Cut and fill grading may be balanced on-site where the grading does not substantially alter the existing topography and blends with the surrounding area. Export of excess soil may be required to preserve biotic, scenic, or other significant resources. Topsoil from graded areas shall be utilized for site landscaping where it does not substantially alter the existing topography and blends with the surrounding area.
- **CO-72:** Ensure that development conforms to the natural landform and blends with the natural landscape in size, design, shape, materials, and colors. Building pads on sloping sites shall utilize split-level or stepped-pad designs that minimize impacts to scenic resources.



SLOPE PRIOR TO DEVELOPMENT | 6 FOOT MAX RETAINING WALL HEIGHT | TERRACE THE LAND TO MINIMIZE GRADING



SITE GRADING INCLUDING ROADS SHOULD BE SENSITIVE TO EXISTING TOPOGRAPHY.



GRADING SHOULD NOT OCCUR ON HILLTOPS AND RIDGELINES. GRADING AND DEVELOPMENT SITING SHOULD BE SENSITIVE TO TOPOGRAPHY, VIEWSHEDS, AND SCENIC RESOURCES.

Illustration: Skidmore, Owings & Merrill

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- **CO-73:** Restrict development on slopes greater than 25 percent unless placement is biologically superior than alternative site.

- **CO-74:** Site and design new development to minimize the height and length of manufactured cut and fill slopes, and minimize the height and length of retaining walls.

- **CO-75:** Blend graded slopes with the natural contours of the land and utilize landform grading.

- **CO-76:** Cluster structures on lots in hillside areas, including clustering with structures on adjoining lots, if clustering is shown to minimize site disturbance and grading. Development within a subdivision shall be clustered and utilize shared driveways.

- **CO-77:** Require all cut and fill slopes and other disturbed areas to be landscaped and revegetated prior to the beginning of the rainy season utilizing native, drought-tolerant plant species that blend with existing natural vegetation and natural habitats of the surrounding area.

- **CO-78:** Grading that is associated with roads, bridges, retaining walls, and other necessary access ways should follow the natural terrain and contours and avoid creating a significant visual scar.

SCENIC RESOURCES

The natural beauty of the Santa Monica Mountains is widely recognized as one of its most distinctive and valuable attributes, making it a primary attraction to residents and visitors. The environment is characterized by occasional morning fog draping over vast rolling hills, canyons, oak woodlands, and dramatic geologic features coexisting with distinctive communities, such as Malibou Lake and Lobo Canyon. There are also a number of local and regional recreation trails and scenic driving routes that meander through the Santa Monica Mountains, including two State-designated County Scenic Highways (Mulholland Highway and Malibu Canyon-Las Virgenes Road) and one State Scenic Highway (Topanga Canyon Boulevard).

Given the proximity of development to such abundant scenery, any form of physical alteration has immediate and noticeable effects. Activity in the area, whether it is residential development, recreation facilities, or agriculture, has greater visual impacts on the land than in many other parts of Los Angeles County. The visual impact of building, grading, or even vegetation removal can be just as dramatic as the natural features themselves. In some parts of the Santa Monica Mountains, natural features have been graded away or built upon, effectively obliterating any scenic qualities.

Dramatic topographic features and rural conditions make the area's scenic resources highly visible to residents and visitors. Views of natural features are the focus of scenic preservation and enhancement. The following policies are not intended to completely preclude development from scenic areas, but are a means to protect scenic qualities. Their intent is to require and achieve a sensitive balance between development and protecting the visual qualities of the Santa Monica Mountains.

While the Ventura Freeway is the main access route to the area's cities, Mulholland Highway is the main route to the area's recreational resources. Built in the 1920s to 'take Angelenos from the city to the ocean,' Mulholland Highway follows the crest of the Santa Monica Mountains for approximately 55 miles, beginning in the City of Los Angeles at the Hollywood Freeway, running through the region, and ending at Leo Carrillo State Beach on the Malibu coast. While the Ventura Freeway area has many scenic roadways, Mulholland Highway's history; its proximity to local, state, and federal recreation areas; and the amount of resources already put into it by federal, state, and local jurisdictions make Mulholland Highway a unique resource for the Los Angeles region.

The following significant scenic resource features are designated on the Scenic Resources Map (Figure 3):

- **Scenic Elements;**
- **Significant Ridgelines; and**
- **Scenic Routes.**

Scenic Elements:

Scenic Elements are designated areas that contain exceptionally scenic features unique not only to the Santa Monica Mountains, but to the Los Angeles County region. These areas are characterized by rare or unique geologic formations such as large rock outcroppings and sheer canyon

walls, as well as undisturbed hillsides and/or riparian or woodland habitat with intact locally indigenous vegetation and plant communities. The following areas contain designated scenic elements:

1. **West Mulholland Highway Sandstone:** cluster of rugged sandstone peaks.

2. **Saddle Rock:** a prominent sandstone landform.

3. **Turtle Rock:** a prominent sandstone landform.

4. **Upper La Sierra Canyon:** a prominent sandstone ridge.

5. **Ladyface Ridge:** One of the most prominent landforms in the area and the highest mountain in the Ventura Freeway corridor. This volcanic ridge with steep slopes is an important feature of the area.

6. **Cornell Sandstone Peaks:** rugged sandstone peaks.

7. **Sugar Loaf:** Landmark peak with extreme slopes at the higher elevations.

8. **Palo Comado:** scenic rolling hills with an oak woodland savannah which is highly visible from the Ventura Freeway.

9. **Old Topanga Sandstone:** an expansive sandstone outcropping.

Significant Ridgelines:

Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. In general, Significant Ridgelines are highly visible and dominate the landscape. Significant Ridgelines were selected based on one or more of the following criteria:

1. **Topographic complexity:** Ridges that have a significant difference in elevation from the valley or canyon floor;

2. **Near/far contrast:** Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline;

3. **Cultural landmarks:** Ridges that frame views of well-known locations, structures or other places which are considered points of interest in the North Area;

4. **Uniqueness and character of a specific location:** Peaks and their adjoining ridges;

5. **Existing community boundaries and gateways:** Ridges and surrounding terrain that separate communities and provide the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape; and

6. **Overall integrity:** Ridges that comprise a significant component of a pristine, undeveloped mountain system and are viewable from a public place.

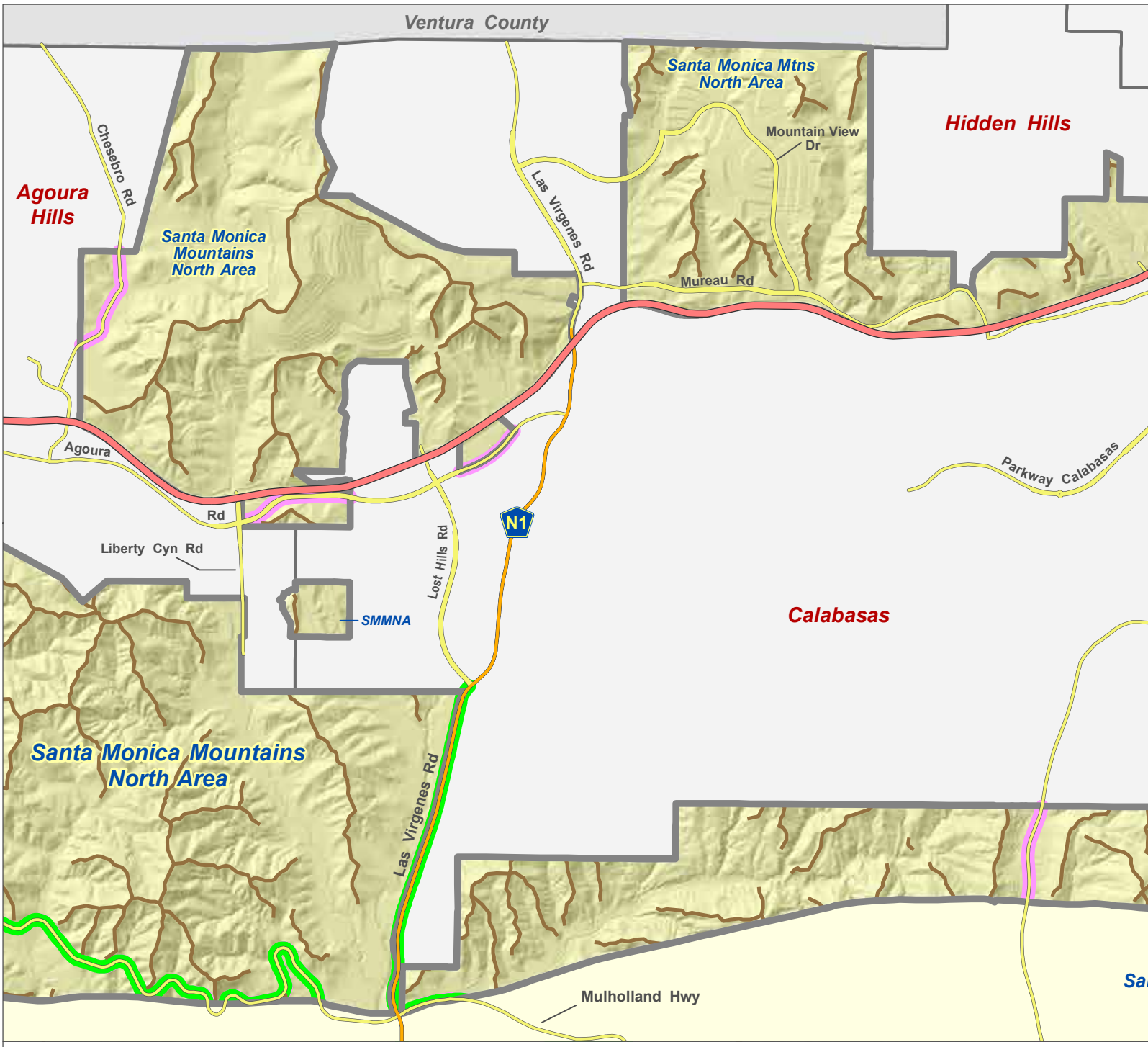
Scenic Routes:

Scenic routes are selected for the unique natural aesthetic qualities that can be experienced as one drives along them. Scenic routes also include County Scenic Highways. The selected routes pass along wide swaths of undisturbed habitat, offer views of dramatic geologic or coastal formations, pass by rolling hills studded with oaks, and wind past areas rich with riparian vegetation. County Scenic Highways are recognized by the State as possessing aesthetic qualities of Statewide importance, and are marked with the familiar poppy signs. The following are identified scenic routes and routes with scenic qualities:

1. **Mulholland Highway**
2. **Las Virgenes Road**
3. **Kanan Road**
4. **Kanan-Dume Road**
5. **Agoura Road**
6. **Chesebro Road**
7. **Cornell Road**
8. **Old Topanga Canyon Road**
9. **Topanga Canyon Boulevard**

While only significant scenic resource features are identified on the Scenic Resources map, there are other scenic resources in the Santa Monica Mountains of regional and national importance that are to be protected. These include places on, along, within, or visible from scenic routes, public parklands, trails, and state waters that offer scenic vistas of

Santa Monica Mountains North Area



Scenic Resources

- State-Designated County Scenic Highway
- Proposed Scenic Route
- Significant Ridgelines (Adopted)
- Scenic Element (Feature 7)*
- Scenic Element Extent into Other Jurisdictions

Base Layers

- Major Road
- Highway
- Freeway
- Other Unincorporated Area
- Incorporated City

***Numbered Scenic E**

7 - Old Topanga Sa

Figure 3:
Scenic Resources (Eastern Portion)

Valley Circle Blvd
Ventura Blvd
101
N Topanga Canyon Blvd
Wells Dr
Calabasas Rd
Mulholland Dr
Los Angeles
27
Mulholland Hwy
Old Topanga Canyon Rd
Santa Monica Mountains
North Area
7
nta Monica Mountains
Coastal Zone
N Topanga Canyon Blvd

Element Feature

ndstone

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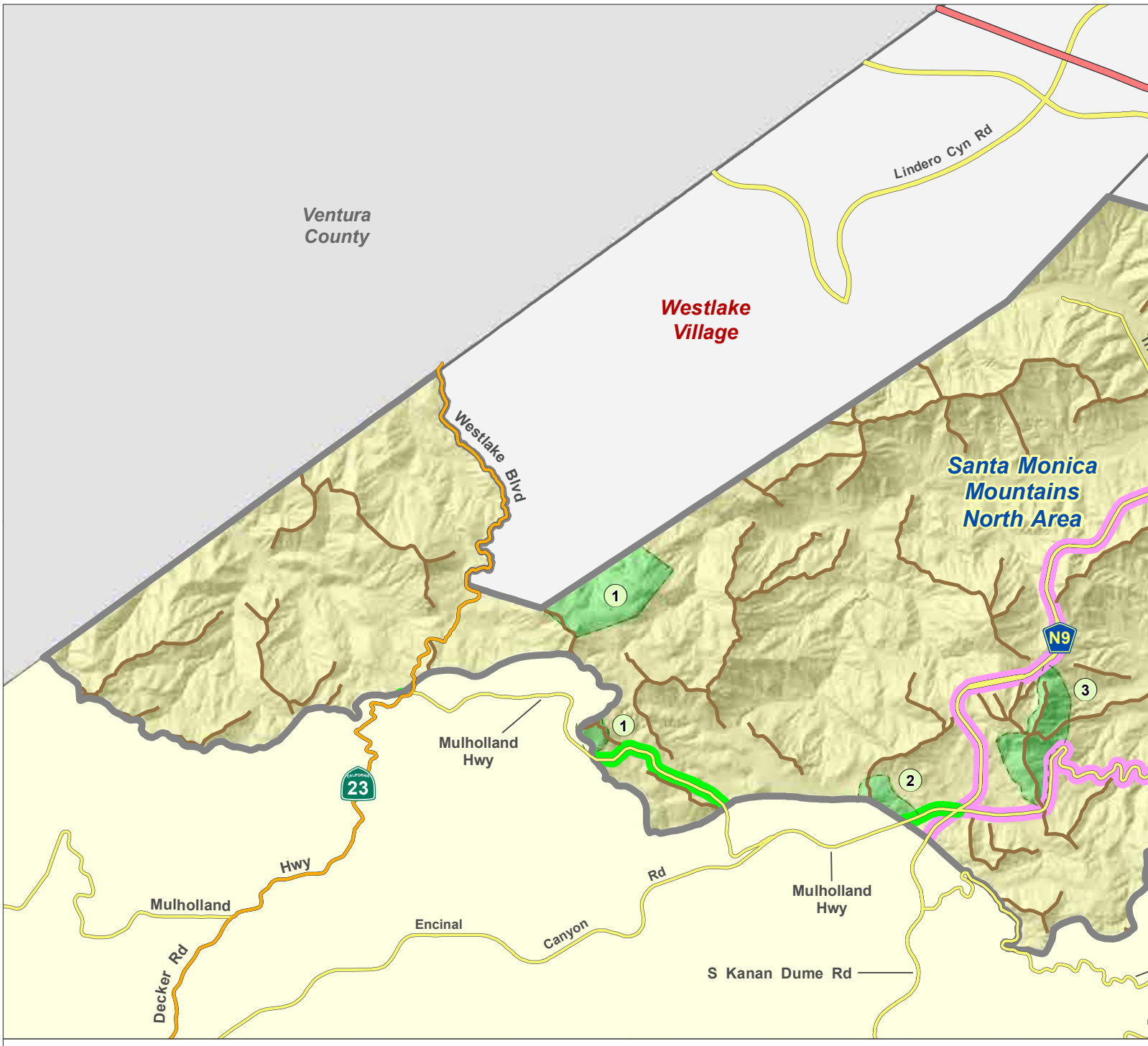
Santa Monica Mountains North Area



Scenic Resources

- State-Designated County Scenic Highway
- Proposed Scenic Route
- Significant Ridgelines (Adopted)
- Scenic Element (Features 1 through 6)*
- Scenic Element Extent into Other Jurisdictions

Base Layers

- Major Road
- Highway
- Freeway
- Other Unincorporated Area
- Incorporated City

***Numbered Scenic E**

1 - West Mulholland
2 - Turtle Rock
3 - Upper La Sierra
4 - Cornell Sandsto
5 - Sugar Loaf
6 - Ladyface Ridge

Figure 3:
Scenic Resources (Western Portion)

Agoura Hills

Santa Monica Mountains North Area

101

Agoura Rd

Cornell Rd

6

N Kanan Rd

Liberty Cyn Rd

Calabasas

Lost Hills Rd

N1

SMMNA

Triunfo Cyn Rd

5

Mulholland Hwy

Las Virgenes Rd

4

Santa Monica Mountains Coastal Zone

Latigo Canyon Rd

Element Features

d Highway Sandstone

Canyon

ne Peaks

Area Mapped

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Dept. of Regional Planning
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Los Angeles, CA 90012

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the mountains, canyons, and other unique natural features. The purpose of the following policies is to protect the scenic and visual qualities of all scenic resources.

GOALS AND POLICIES

Scenic Resources

Goal CO-7:

Retain the scenic beauty of the plan area by considering and protecting its scenic and visual qualities as a resource of public importance.

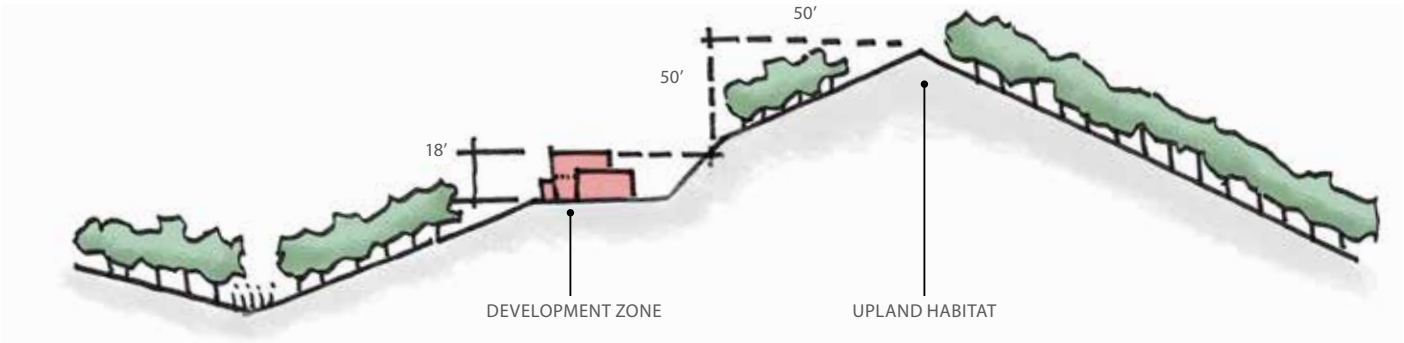
Policies:

- **CO-79:** Protect public views within Scenic Areas and throughout the North Area. Places on, along, within, or visible from Scenic Routes, public parklands, public trails, and state waters that offer scenic vistas of the mountains, canyons, and other unique natural features are considered Scenic Resource Areas. Scenic Resource Areas do not include areas that are largely developed such as existing, predominantly built-out residential subdivisions.

- **CO-80:** Maintain and enhance the visual quality of vistas along the unincorporated portions of identified scenic routes and routes with scenic qualities.

- **CO-81:** Regulate the alteration of the natural landscape and terrain to ensure minimal visual disruption of existing settings.

- **CO-82:** Protect public views of designated Scenic Elements and Significant Ridgelines, canyon walls, geological formations, creeks, ridgelines, and waterfalls. Preserve and protect the viewshed and line-of-sight to these scenic resources.



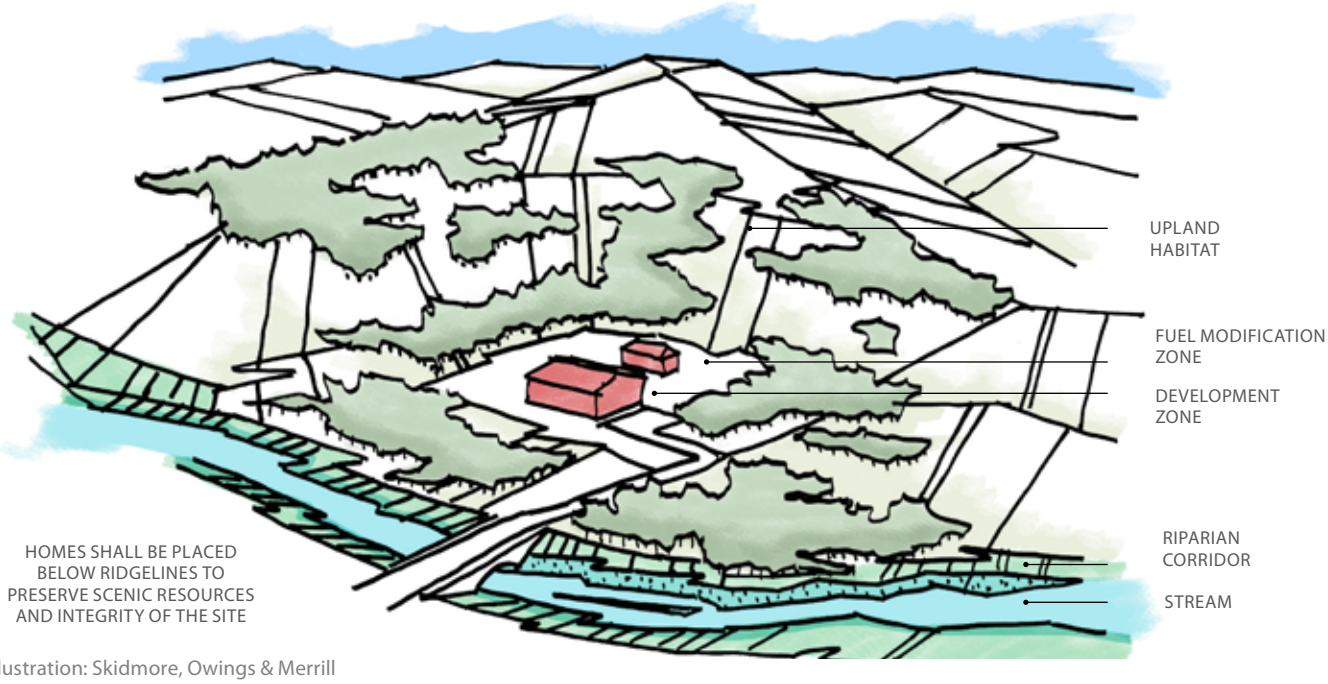


Illustration: Skidmore, Owings & Merrill

- **CO-83:** Prioritize avoidance of impacts to scenic resources through site selection and design alternatives over use of landscaping or building material screening.

- **CO-84:** Limit the extent of vegetation clearance to that required for fire safety, and where possible, site structures so that no vegetation clearance encroaches on adjacent properties; consider the size and siting of development to reduce the level of vegetation clearance needed.

- **CO-85:** Limit and design exterior lighting to preserve the visibility of the natural night sky and stars to the extent feasible and consistent with public safety.

- **CO-86:** Limit the height of retaining walls by using stepped or terraced retaining walls, with plantings in-between. Where feasible, long continuous walls shall be broken into sections or shall include undulations to provide visual relief.

- **CO-87:** Require wireless telecommunication facilities to be designed and sited in such a manner that they minimize impacts to visual resources and blend into the landscape. Such facilities shall be collocated where feasible. This may include requiring one taller pole rather than allowing multiple shorter poles. New wireless telecommunication facilities may be disguised as trees of a species that would likely be found in the surrounding area and that blend with the natural landscape when it is not feasible to co-locate on an existing pole.

- **CO-88:** Transition all overhead transmission lines and utility infrastructure underground to eliminate visual impacts along scenic routes and in scenic resource areas.

- **CO-89:** Prohibit the placement of new, and phase out any existing off-site advertising signs and onsite pole signs along designated scenic highways and the Ventura Freeway.

- **CO-90:** Public works projects along scenic routes that include hardscape elements such as retaining walls, cut-off walls, abutments, bridges, and culverts shall incorporate veneers, texturing, and colors that blend with the surrounding landscape.

- **CO-91:** Minimize impacts to visual resources from land divisions, including lot line adjustments, through design techniques such as but not limited to clustering.

TRAILS

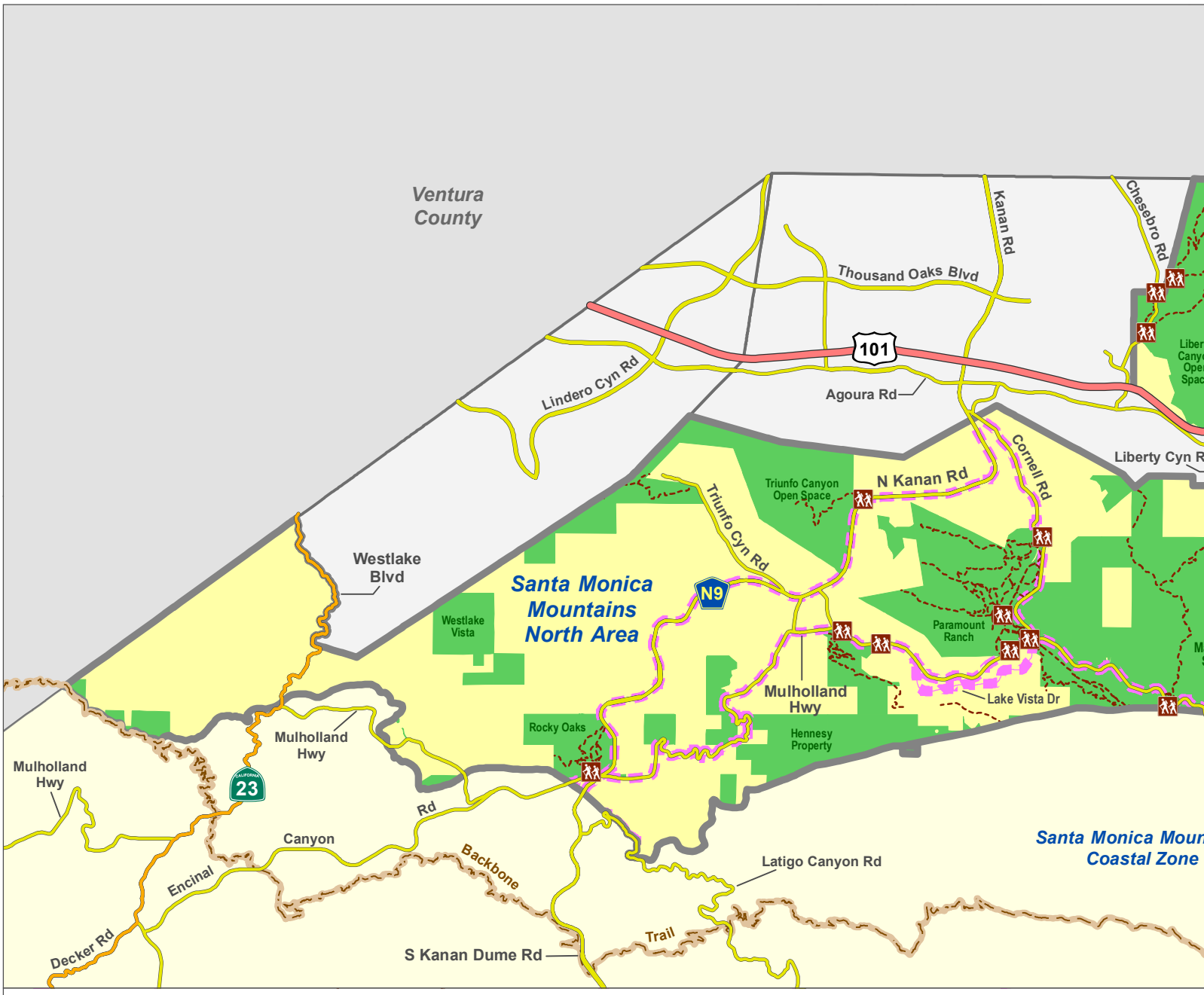
The Santa Monica Mountains offer the Los Angeles metropolitan area a wide range of public and private recreational opportunities. The Santa Monica Mountains are particularly well-suited for passive outdoor recreational experiences in a natural setting. The value of recreation close to the urban complex is immense. The Santa Monica Mountains area provides an opportunity to experience a recreation-oriented, outdoor lifestyle within the Los Angeles region. Several entities provide parks and recreational opportunities within the planning region, including the National Park Service, the California Department of Parks and Recreation, Santa Monica Mountains Conservancy, County of Los Angeles Department of Parks and Recreation, and area cities. Local organizations are also actively involved in the provision of regional recreation.

The cornerstones of the area's recreation opportunities are the existing federal and State parks, beaches, and trails. These areas and agencies' proposed acquisitions, linked by the scenic routes identified in this North Area Plan and a network of multi-use trails (hiking, mountain biking, and equestrian) should be integrated and connect throughout the Santa Monica Mountains National Recreation Area. Public recreation areas may be supplemented by compatible commercial recreation uses such as lodging, camps, and equestrian facilities, maximizing the resource-based recreational opportunities available.

Public agencies are currently working to expand these facilities to accommodate these needs in the future. Many trails, established through years of use, traverse public and private property, and include designated bikeways along public roads. A formal, comprehensive public trail system for hikers, mountain bikers, and equestrians is being designed and managed by public agencies to address and incorporate these trails and roads and to link them to various recreational facilities. A recognized system of trails and bikeways (Figure 4) in the Santa Monica Mountains will provide usable, safe access within and between recreation areas and parklands.

Expanding recreational amenities will increase the need for coordinated resource management necessary to protect sensitive habitats from overuse or degradation. Habitat

Santa Monica Mountains North Area



Recreational Elements

- Trail Head*
- Trail*
- Backbone Trail*
- Class II - Bike Path (Existing)**
- Class II - Bike Path (Proposed)**
- Class III - Bike Path (Proposed)**
- Parkland and Open Space***

Base Layers

- Major Road
- Highway
- Freeway
- Santa Monica Mountains North Area (SMMNA)
- Other Unincorporated Area
- Incorporated City

Sources:

* Santa Monica Mountains National Recreation Area Interagency Trails Management Plan.

** Los Angeles County Department of Public Works Bicycle Master Plan, adopted 2012.

*** Los Angeles County (various departments) - derived and updated from former Thomas Bro
Land Types data.

Figure 4: Recreation

Victory Blvd
Platt Ave
Fallbrook Ave
Topanga Cyn Blvd
De Soto Ave
Winnetka Ave
Valley Circle Blvd
Burbank Blvd
Ventura Blvd
101
27
Wells Dr
Cheeseboro & Palo Comado Canyons
Upper Las Virgenes Open Space Preserve
Las Virgenes Rd
Mountain View Dr
Santa Monica Mountains North Area
Mureau Rd
Calabasas Rd
Mulholland Dr
Zev Yaroslavsky Las Virgenes Highland Park
Pkwy Calabasas
Lost Hills Rd
SMMNA
N1
Topanga Canyon - Canyon Oaks Open Space
Old Topanga Canyon Rd
Summit Valley Edmund D. Edelman Park
Las Virgenes Rd
Upper Stokes
Fritz & Alma Meier Natural use Area
N Topanga Canyon Blvd
Mulholland Hwy
Old Topanga Canyon Rd
Backbone Trail
Stunt Rd
Saddle Peak Rd

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protection in the Santa Monica Mountains should be ensured through an integrated recreation plan coordinated among responsible agencies and local organizations.

Existing Public Parklands and Trail Facilities

Parks

There are vast acres of public parkland within the North Area. Several entities provide parkland within the planning area, including the National Park Service, the California Department of Parks and Recreation, Santa Monica Mountains Conservancy, and area cities. The County of Los Angeles Department of Parks and Recreation does not currently operate any local or regional park facilities within the North Area.

Trails

The existing Santa Monica Mountains trail system is comprised primarily of regional and local trails operated by public and private agencies, as well as trails that extend onto private lands. Maintenance and often basic construction of trails protected through public ownership, prescriptive use, or easements are primarily carried out by volunteers.

The Santa Monica Mountains Area Recreational Trails (SMMART) Coordination Project, a consortium of public agencies and private concerns which includes the National Park Service (NPS), California Department of Parks and Recreation (CDPR), the Santa Monica Mountains Conservancy (SMMC), and the Santa Monica Mountains Trails Council, has proposed additions to the County's trails plan as well as new trail amenities such as trail camps to be considered by the park agencies.

In response to the information developed by the SMMART Project, the NPS, CDPR, and the SMMC have composed the Interagency Trail Management Plan, an integrated trail system for the Santa Monica Mountains National Recreation Area that aims to balance recreational access with resource protection. This system is intended to link area recreation facilities, to connect other local and regional trail networks, and to provide trail access between the mountains, the coast, and other open space and parklands. The system will include trails of varying lengths and degrees of difficulty to accommodate people with a variety of skills and abilities, including the physically challenged, senior citizens, and families. The Backbone Trail, which crosses the Santa Monica Mountains from Ventura County to the City of Los Angeles, has recently been completed. A series of loop trails is planned for bicyclists, equestrians, and hikers. Overnight camps will be encouraged and established along longer trails to allow uninterrupted backpacking trips of several days' duration. The trail system should eventually connect with other major trails in the greater region, such as the Rim of the Valley Trail and the Pacific Crest Trail.

The Rim of the Valley Trail is within the State-designated Rim of the Valley Trail Corridor, stretching from Sierra Madre to Moorpark, and will link parklands and mountain open spaces encircling the San Fernando, Crescenta, western San Gabriel, Simi, and Conejo Valleys. The Rim of the Valley Trail will link to the Pacific Crest Trail and the Santa Monica Mountains Backbone Trail.

The 2,550-mile-long Pacific Crest Trail - a National Scenic Trail - passes through northern Los Angeles County mostly in the San Gabriel Mountains, Sierra Pelona Range, and mountains northeast of Pyramid Lake in the Angeles National Forest. The trail passes through intervening private lands before it crosses the western Antelope Valley into Kern County. Trails within the North Area should provide links to this major trail.

GOALS AND POLICIES

Trails

Goal CO-8:

Provide maximum public access and recreational opportunities for all people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resources from overuse.

Policies:

- **CO-92:** Protect and where feasible expand or enhance as a resource of regional, State and national importance parklands and trails.

- **CO-93:** Encourage a full range of recreational experiences to serve local, regional and national visitors with diverse backgrounds, interests, ages, and abilities, including the transit-dependent and the physically challenged. Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

- **CO-94:** Provide safe and accessible bikeways on existing roadways (see Map 4 Recreation) and support related facilities, where feasible, through the implementation of the adopted Bikeways Plan in the County General Plan

- **CO-95:** Coordinate with federal, State, and County park agencies, and other qualified public and private land conservation agencies to ensure that private land donations and/or public access dedications are accepted, developed, and managed for their intended use.

CULTURAL RESOURCES, TRIBAL CULTURAL RESOURCES AND PALEONTOLOGICAL RESOURCES

Indigenous peoples have lived in the Santa Monica Mountains and surrounding area for over 9,000 years. Local tribes included the Chumash in the western portions of the Santa Monica Mountains, the Fernandeno Tataviam in the northern portions, and the Gabrieliño-Tongva in the eastern portions toward the Los Angeles basin. Over time, these Native cultures, with distinct languages and histories, developed large villages in the Santa Monica Mountains with extensive maritime practices and inland trade routes which extended up and down the coast, West to the Channel Islands, and inland to Arizona.

Their legacies are visible in multiple historic sites in the North Area. There are more than 1000 archaeological sites within the Santa Monica Mountains National Recreation Area's boundaries. Malibu Creek was a significant interface site between the Chumash and the Gabrieliño-Tongva. Inside the park there is a Chumash village site, Humaliwo, as well as several historic structures. There is also a former Chumash village and cultural/historical center, Satwiwa, located about 5 miles away from the North Area in Ventura County.

The Santa Monica Mountains are rich in paleontological resources, tribal cultural resources and cultural resources, including resources important to Native Americans and cultural resources of early settlers. Many of these resources are found on lands under the management of the National Park Service, the California Department of Parks and Recreation, and the Santa Monica Mountains Conservancy. The stewardship and preservation of these resources in the Santa Monica Mountains are important for three main reasons:

- Increasing public use, growing pressures for development, and deterioration through age and exposure continue to place the Santa Monica Mountains' cultural resources, tribal cultural resources and paleontological resources at risk.

- It is in the public interest to preserve cultural resources because they are irreplaceable and offer cultural, educational, aesthetic, and inspirational benefits.

- The stewardship of cultural resources, tribal cultural resources and paleontological resources is necessary to deepen cultural awareness as well as to increase the public's understanding of the existing environment.

County development review procedures include consideration and protection of cultural resources, tribal cultural resources and paleontological resources . Mitigation measures are required where development is determined to adversely impact any such resource. Other groups are also concerned with the preservation of these resources. The National Park Service conducts ongoing research on the history and cultural heritage of the Santa Monica Mountains.

Paleontological Resources

Paleontological resources, or fossils, are the remains of ancient animals and plants, as well as trace fossils such as burrows, which can provide scientifically-significant information on the history of life on Earth. Paleontological resources in the Santa Monica Mountains include isolated fossil specimens, fossil sites, and fossil-bearing rock units. The oldest paleontological resources in the Santa Monica Mountains come from the Late Cretaceous Period and are found in the Chatsworth Formation. Ammonites, extinct

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mollusks related to the chambered nautilus, have been collected from this Formation, as well as marine foraminifera, clams, snails, bryozoans, and shark teeth.

The Santa Monica Mountains have been the site of marine deposition for much of the Cenozoic Period (the last 65 million years). There are a number of Tertiary rock units in the Santa Monicas known to yield scientifically-significant paleontological resources, including the Modelo, Pico, and Topanga Formations. Unlike marine sediments, terrestrial sediments often do not contain fossils. This is because they are normally deposited immediately adjacent to the surface of the earth, an environment not conducive to fossil preservation.

Cultural Resources and Tribal Cultural Resources

Archaeological resources refer to any material remains of past human life or activities that are of archaeological interest, including, but not be limited to: pottery, basketry, bottles, weapons, weapon projectiles, tools, structures or portions of structures, pit houses, rock paintings, rock carvings, intaglios, graves, and human skeletal materials.

An estimated 40 percent of the land throughout the Santa Monica Mountains (including areas outside of the County's jurisdiction) has been surveyed for archaeological sites. The area contains many geologic elements and major plant communities that indicate the presence of archaeological resources. According to the National Park Service, there are thousands of known archaeological sites in the Santa Monica Mountains, one of the highest densities of any mountain range in the world. Collectively, these sites represent roughly 9,000 years of human use by native peoples.

The indigenous Chumash and Gabrieliño-Tongva peoples, two of the most populous local native cultures, have occupied land within the Santa Monica Mountains since prehistoric times. The Chumash people have inhabited the region for nearly 9,000 years, while the Gabrieliño-Tongva people moved into the eastern Santa Monica Mountains approximately 2,000 years ago.

The area also contains many recent historical artifacts dating back to the 1500s. From the 1500s to the late 1700s, exploration of California was initiated by explorers from Spain, Portugal and Mexico. During the Spanish Colonial period from 1769 to 1822, Spain established a chain of Franciscan missions in California, including missions in San Gabriel, Ventura, Santa Barbara, and San Fernando. Around 1800, the Spanish Crown began granting land, including land in the Santa Monica Mountains, to retiring Spanish soldiers. Much of the land, known as a rancho, was used for cattle ranching and farming and was often worked by the Native Americans.

During the mid- to late-19th Century, the area was homesteaded by Americans looking for land, and large ranches were divided into smaller farms to open up opportunity for more families. With nearly 1,300 homestead claims in the Santa Monica Mountains, in addition to hundreds of structures in the mountains and in the adjacent foothills, there are numerous features that are considered to be of local historical significance, including houses, ranches, and barns. Some are significant for events that occurred there, while others are significant for the individuals who lived there or are important in terms of architectural history. Throughout the 20th Century, significant areas of the Santa Monica Mountains were developed for recreational and commercial uses.

Unfortunately, many of the known archaeological, paleontological, and historic cultural sites in the region have been disturbed to some extent by both human activity, such as development, occupation, and use, and natural occurrences, such as erosion that results from earthquakes, fire, and flood. In some instances, historic and prehistoric artifacts such as stone tools, antique nails, and equipment parts have been picked up or even destroyed by visitors or residents.

GOALS AND POLICIES

CULTURAL RESOURCES, TRIBAL CULTURAL RESOURCES AND PALEONTOLOGICAL RESOURCES

Goal CO-9:

Preservation of the area's rich and diverse cultural resources, tribal cultural resources and paleontological resources.

Policies:

- **CO-96:** Protect and preserve cultural resources, tribal cultural resources and paleontological resources from destruction, and avoid impacts to such resources where feasible. Where avoidance is not feasible, minimize impacts to resources to the maximum extent feasible.

- **CO-97:** Regulate landform alteration to ensure minimal disturbance of known cultural resources and tribal cultural resources New development on sites identified as archaeologically sensitive shall include onsite monitoring by a Secretary of Interior qualified archaeologist(s) and appropriate Native American consultant(s) of all grading, excavation, and site preparation that involve earthmoving operations.

- **CO-98:** Coordinate with appropriate agencies, South Central Coastal Information Center (SCCIC), Native American Heritage Commission, and local Native American tribes, to identify archaeologically-sensitive areas. Such information should be kept confidential to protect cultural and tribal cultural resources.

- **CO-99:** Implement appropriate mitigation measures for development within archaeologically-sensitive areas shall, designed in accord with guidelines established by the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Society of Vertebrate Paleontology, or those agreed to as part of the AB 52 tribal consultation process.

- **CO-100:** Preserve and protect cultural resources and traditions that are of importance to Native Americans, including the Chumash and Gabrieliño-Tongva peoples.

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3 SAFETY AND NOISE ELEMENT

Lotus corniculatus (bird's-foot trefoil)
Credit: Joseph Decruyenaere

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CHAPTER 3: SAFETY AND NOISE ELEMENT

INTRODUCTION

The Santa Monica Mountains are subject to serious hazards that require special attention to protect public health and safety. Wildfires, earthquakes, as well as mass wasting, flooding, and washed-out roads that often follow heavy winter rains have demonstrated how vulnerable the region is to natural and man-made hazards. Wildfires are a natural phenomenon in the Santa Monica Mountains and on nature's timetable are an essential process of the regional ecosystem. The region's natural drainage systems are subject to very high volumes of stormwater runoff. The Safety and Noise Element addresses the following issues:

- **Seismic and Non-Seismic Geologic Hazards;**
- **Noise Hazards**
- **Fire Hazards**
- **Flood Hazards**
- **Hazardous and Toxic Materials**

GUIDING PRINCIPLE

The guiding principle for protecting the public health and safety is:

The potential risk of death, injuries, property damage, and social and economic dislocation resulting from earthquakes, mass wasting events, floods, fires, and other hazards must be minimized. Development should avoid environmental hazards rather than attempt to overcome them.

A great deal of individual and public effort is directed toward minimizing or eliminating perceived risks, yet a completely risk-free environment cannot be achieved. All aspects of life involve a degree of risk, and some risk from environmental hazards must be tolerated. Development in the planning area must reflect the natural conditions in the Santa Monica Mountains that include environmental hazards.

SEISMIC AND NON-SEISMIC GEOLOGIC HAZARDS

Natural seismic and non-seismic events (Figure 5) in the Santa Monica Mountains present significant hazards to public health, safety, and welfare, and also to development. Earthquakes and slope movement events (commonly referred to as landslides) can be particularly devastating in an area like the Santa Monica Mountains, with its many narrow winding roads and often-difficult access at the best of times.

The effect of both seismic and non-seismic events in the Santa Monica Mountains is magnified by the region's geology and topography. The common rock types underlying the surface soil are poorly-cemented sedimentary rock and fine-grained or indurated (cemented) soil and bedrock formations. These common rock units are unstable, particularly in earthquakes and under wet conditions. Clay-rich soils found throughout the Santa Monica Mountains are subject to shrink-swell behavior, which has implications for the structural integrity of slopes, buildings, and foundations. In addition, a vast majority of the Santa Monica Mountains has slopes exceeding 25 percent. This steep topography exacerbates the instability of the underlying geology.

Seismic Geologic Hazards

Earthquakes pose a significant risk within the Santa Monica Mountains. Several fault systems border the North Area, including the Malibu-Santa Monica-Hollywood-Raymond Hill fault system to the south and the Simi-Northridge-Verdugo fault system to the north. The San Andreas Fault, though over 40 miles northeast of the North Area, has the potential - as it does in any part of the region - to cause significant damage in the Santa Monica Mountains. Primary hazards in the North Area associated with earthquakes are surface ruptures along fault lines and damage to structures due to seismically induced ground shaking.

Even with the moderately low development densities throughout much of the area and the requirement that new development comply with current building and safety codes, seismic hazards related to ground shaking are potentially significant because of their pervasive consequences. Ground shaking resulting from an earthquake, besides directly damaging structures, roadways, and utilities, could trigger landslides in unstable areas, endangering lives and property.

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However, even in the absence of an earthquake, potentially significant hazards exist due to unstable slopes. Because of local groundwater and soil conditions, liquefaction is also a latent hazard in localized areas with high groundwater and sandy soils. Maps released by the California Geological Survey (CGS) depict areas with a potential for liquefaction and earthquake-induced landslides.

Non-seismic Geologic Hazards

The major non-seismic geologic hazards in the Santa Monica Mountains are slope movement events (including rockfalls, landslides, slumps, debris flows, and mudflows) and liquefaction. The Santa Monica Mountains are naturally prone to slope movement due to a combination of steep slopes and unstable geology. Human action can contribute directly to slope instability through such activities as grading, vegetation removal, increased soil saturation, and increased amounts of runoff from developed areas. Unusually high levels of water in the soil can trigger liquefaction and slumping. Human activity can increase the risk and severity of liquefaction and slumping through actions such as improper grading (e.g., cutting off the supporting toe of a slope or improperly compacting fill material), and by landscaping with vegetation not appropriate for the soils and slopes of the mountains (e.g., iceplant).

GOALS AND POLICIES

Seismic and Non-Seismic Geologic Hazards

Goal SN-1:

A built environment designed and engineered to minimize the potential for loss of life, physical injury, environmental disruption, property damage, economic loss and social dislocation due to seismic- and non-seismic-induced geologic activities.

Policies:

- **SN-1:** Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along ridgelines, bluffs or cliffs.

- **SN-2:** Size, design, and site new development to minimize risks to life and property from geologic hazard.

- **SN-3:** Permit new development on former landslide sites, unstable slopes, and other geologic hazard areas only where there is substantial evidence, provided by the applicant and confirmed by the Los Angeles County Department of Public Works, that the project provides an adequate factor of safety.

- **SN-4:** Prohibit new development in areas where it presents an extraordinary risk to life and property due to an existing or demonstrated potential public health and safety hazard.

- **SN-5:** In the placement of new development, emphasize avoiding areas susceptible to seismic and non-seismic geologic hazards, even when engineering solutions are available.

- **SN-6:** Prohibit grading and brushing in areas that have a slope of 50 percent or greater and limit grading in areas with a slope of over 25 percent.

- **SN-7:** Prohibit the construction of new structures for human occupation in unstable geologic areas.

- **SN-8:** Allow the remediation or stabilization of landslides or other slope instability that affect existing structures or that threaten public health or safety. Analyze alternative remediation or stabilization techniques to determine the least-environmentally-damaging alternative. Maximum feasible mitigation shall be incorporated into the project to minimize adverse impacts to natural resources.

- **SN-9:** Prohibit land divisions, including lot line adjustments, unless all proposed parcels can be demonstrated to be safe from flooding, erosion, and geologic hazards and will provide a safe, legal, all-weather access road(s), which can be constructed consistent with all policies of this North Area Plan.

NOISE HAZARDS

Noise is often defined as unwanted or undesired sound. The human environment contains a variety of noise sources that can affect the way people live and work and, generally, negatively impact the quality of life. Excessive noise levels are not only a potential annoyance but may cause disruption to physical health, psychological well-being, social cohesion, and property values. Excessive noise levels can also negatively impact wildlife. Studies have shown that interference caused by noise can be injurious to an animal's energy budget, reproductive success, and long-term survival.

Because noise travels farther in areas of vast open space, special considerations must be taken in order to adequately address noise in the North Area. While allowing for commercial uses and acknowledging existing noise contributors such as the Ventura Freeway and major circulation routes, the County aims to also protect the quiet, rural setting of the Santa Monica Mountains.

Standardized noise limits are determined and monitored by the Los Angeles Department of Public Health (DPH). Title 12 of the County Code contains the County Noise Control Ordinance, which was adopted by the Board of Supervisors to control unnecessary, excessive and annoying noise. It declared that County policy was to "maintain quiet in those areas which exhibit low noise levels." The Ordinance divides receptor properties into the categories shown in Table 2. The Ordinance permits consideration of different levels of ambient or background noise within the categories, or zones. The County Health Officer is authorized to issue abatement notices and citations for a misdemeanor when these regulations are violated.

The County commissioned a noise study of the North Area in September 2018. This noise study provides a baseline for ambient noise standards and the results determined that an L90 exterior noise level requirement would be the appropriate baseline metric for the North Area.

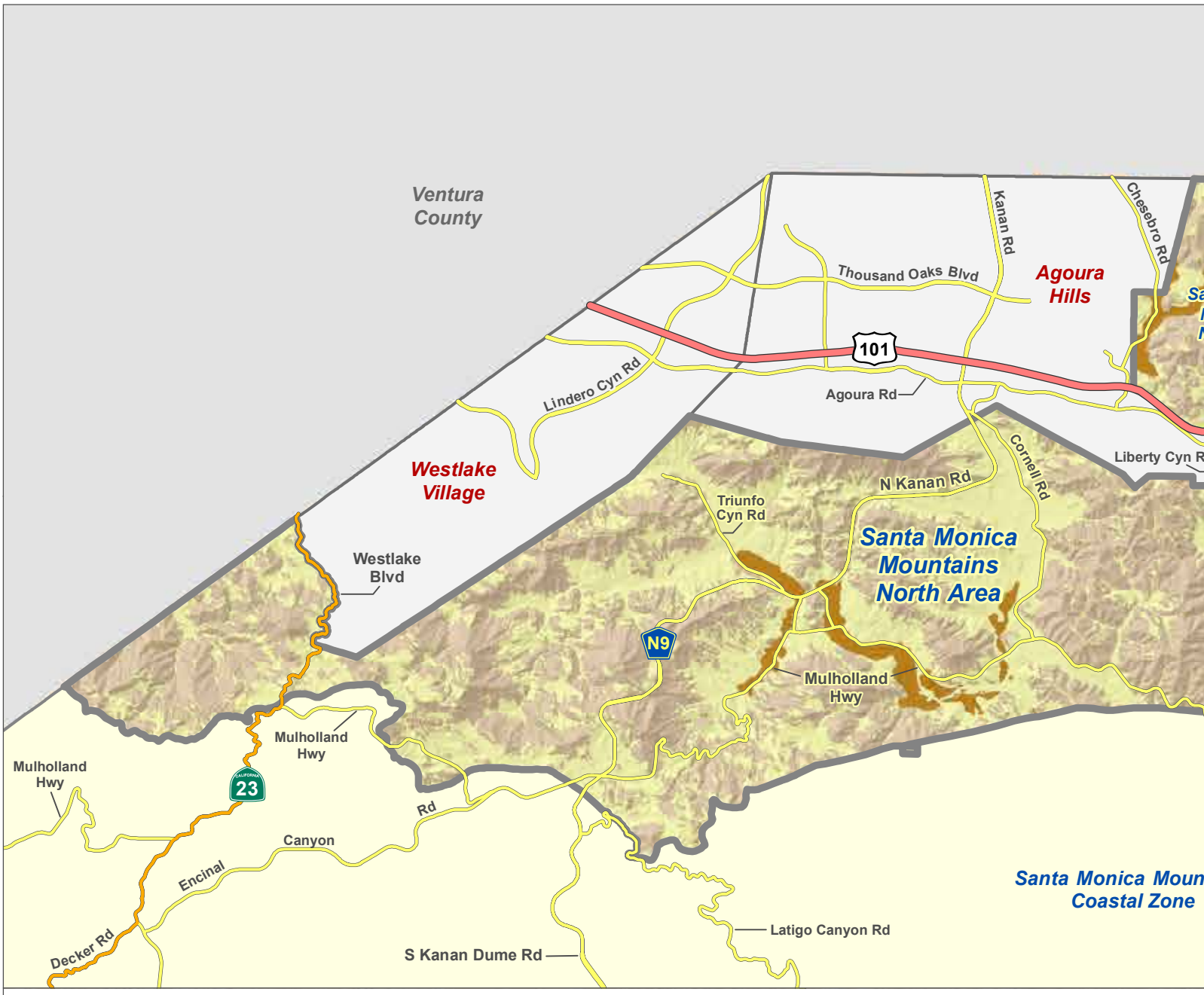
An L90 requirement measures the average ambient noise level that persists over 90 percent of a one-hour period as opposed to the existing L50 which measures the persistent noise level over 50 percent of a one-hour period. The L90 level gives a more holistic measurement of the noise that occurs throughout the duration of an event and the prolonged noise levels that may be disturbing surrounding residents and wildlife. In addition to the L50 level of 50 dBA for residential receptors, event facilities must also not exceed an L90 threshold of 45 dBA. Due to the existing above-average ambient noise conditions in the Topanga Canyon area, the L90 threshold shall be 50 dBA for the Topanga Canyon subarea.

TABLE 2: LOS ANGELES COUNTY EXTERIOR NOISE STANDARDS

Noise Zone	Designate Noise Zone Land Use (Receptor Property)	Time Interval	Exterior Noise Level L50 (dB)
I	Noise sensitive area, designated by Health Officer to ensure exceptional quiet	Anytime	45
II	Residential properties (zoned as such in the North Area Plan)	10:00 p.m. to 7:00 a.m. (nighttime)	45
		7:00 a.m. to 10:00 p.m. (daytime)	50
III	Commercial properties (zoned as such in the North Area Plan)	10:00 p.m. to 7:00 a.m. (nighttime)	55
		7:00 a.m. to 10:00 p.m. (daytime)	60
IV	Industrial properties (zoned as such in the North Area Plan)	Anytime	70

Source: Section 12.08.390 of Los Angeles County Code (a portion of the Noise Control Ordinance)

Santa Monica Mountains North Area



Geotechnical Hazards

*Areas of Earthquake-Induced Landslide Potential **

*Areas of Earthquake-Induced Liquefaction Potential **

*** There are no Alquist-Priolo Earthquake Fault Zones or Fault Traces located within the Santa Monica Mountains North Area per the Official Alquist-Priolo Earthquake Fault Zones Map. Fault traces are defined as "areas where surface fault rupture previously has occurred, or where local topographic, geological, and geotechnical conditions indicate a potential for permanent ground displacements such that mitigation by avoidance as stated in Public Resources Code Section 2621.5 would be required." Source: California Department of Conservation, California Geological Survey*

Base Layers

Freeway

Highway

Major Road

Santa Monica Mountains North Area

Other Unincorporated Area

Incorporated City

Figure 5:
Seismic and Geotechnical Hazards

Victory Blvd
Platt Ave
Fallbrook Ave
Topanga Cyn Blvd
De Soto Ave
Winnetka Ave
Valley Circle Blvd
Burbank Blvd
Ventura Blvd
101
27
Wells Dr
Las Virgenes Rd
Mountain View Dr
Hidden Hills
Santa Monica Mountains North Area
Mureau Rd
Calabasas Rd
Mulholland Dr
Los Angeles
Pkwy Calabasas
Lost Hills Rd
SMMNA
N1
Calabasas
Old Topanga Canyon Rd
Las Virgenes Rd
Santa Monica Mountains North Area
N Topanga Canyon Blvd
Mulholland Hwy
Old Topanga Canyon Rd
Stunt Rd
Saddle Peak Rd

LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012

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Prepared by DRP GIS Section / October 2019

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GOALS AND POLICIES

Noise

Goal SN-2:

Noise-sensitive lands and land uses, wildlife habitats, and public lands that are shielded from excessive mobile and stationary noise.

Policies:

- **SN-10:** Require development projects to demonstrate that: 1) no adverse noise effects on adjacent uses will occur from the project; 2) no adverse effects on the project will occur from adjacent influences; and 3) provisions of the County Noise Ordinance can be met by the project.
- **SN-11:** Promote interior noise reduction of residential structures, including those within 600 feet of major and secondary highways.
- **SN-12:** Ensure noise compatibility between differing uses in noise sensitive areas.
- **SN-13:** Establish zones in which minimum noise coinciding with resort, recreation and special activities is allowed during specific times.
- **SN-14:** Develop a plan for monitoring and enforcing noise where event facilities are located near sensitive receptors.
- **SN-15:** Restrict the development and use of private helicopter pads. Publicly owned and operated helicopter pads and stops may be allowed on public or private land where needed for emergency services, and consistent with all applicable policies of the North Area Plan. Locate new public helicopter pads to limit noise impacts on residential areas and public parklands.

FIRE HAZARDS

The Santa Monica Mountains are characterized by a Mediterranean climate where native vegetation is composed primarily of chaparral and coastal sage scrub plant communities that are both drought- and fire-adapted. In combination with extended drought periods, the density, structural arrangement, and chemical composition of chaparral make it one of the most volatile fuel types in the world. In fact, the Santa Monica Mountains and surrounding communities are considered to be one of the most fire-prone landscapes in North America. Dense contiguous fuels, steep topography, dry climatic conditions, drought, the autumn Santa Ana winds, and an extensive wildland-urban interface combine to exacerbate the high-fire conditions in the North Area leading to the designation the North Area as a Very High Fire Hazard Severity Zone (Figure 6), the most dangerous classification. Furthermore, development is typically scattered and access is often via narrow winding roadways, with structures that lack a defensible space. This is particularly a problem where homes have a single means of access. Fire Department communications reaffirm that ridgeline development is a particular concern, as the heat of wildfires actually pulls the fire uphill, consuming ridgeline structures while often sparing homes in the valley bottoms.

In its 1994 report to the Board of Supervisors, the Los Angeles County Wildfire Safety Panel stated that scattered rural development, heavy brush and trees, and steep inaccessible slopes combine with Santa Ana winds to make the Santa Monica Mountains "a true design for disaster." It is in the Santa Monica Mountains, the Panel reported, that fires "have crisscrossed the terrain [so] that some residents have not only lost one home, but some sadly have lost three after rebuilding on the same site." Indeed, the increase in property losses over the years due to wildfires in the Santa Monica Mountains is directly related to the increase in development.

Illustration: Skidmore, Owings & Merrill

GOALS AND POLICIES

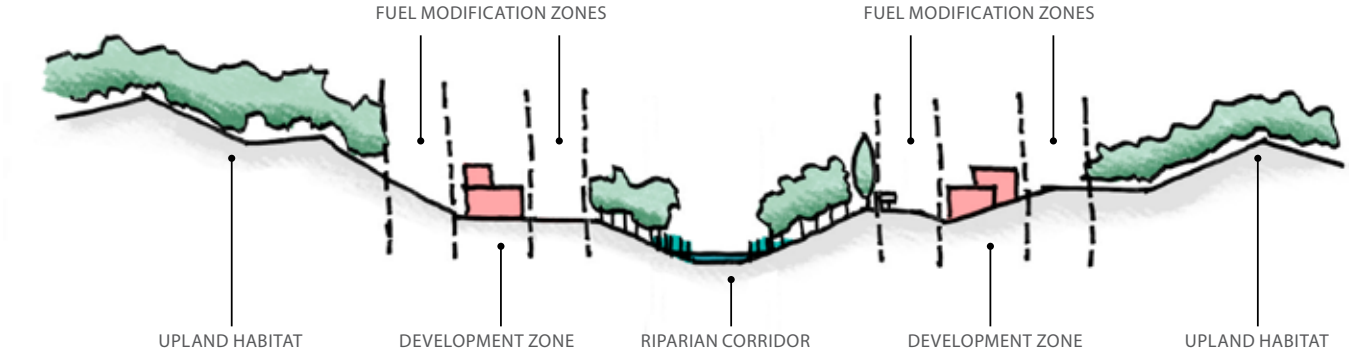
Fire Hazards

Goal SN-3:

A built environment designed to avoid or minimize the potential for loss of life, physical injury, environmental disruption, property damage, economic loss, and social disruption due to wildland fires.

Policies:

- **SN-16:** Work with agencies including L.A. County Fire and L.A. County Agricultural Commissioner to ensure proper fire buffers through brush clearance and fuel modification in new and infill development.
- **SN-17:** Require fuel management plans to be submitted during the application stage.
- **SN-18:** Minimize vegetation removal for fuel management in the Sensitive Environmental Area(s) and high-sensitivity habitats.



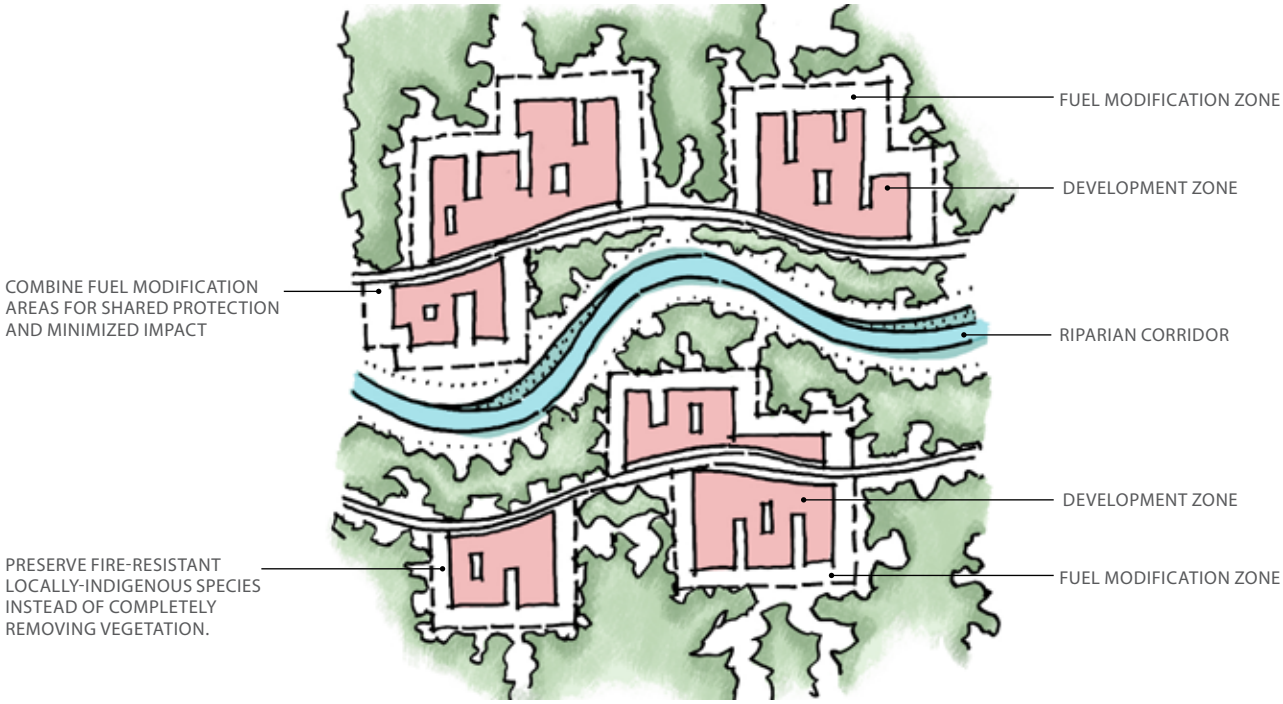


Illustration: Skidmore, Owings & Merrill

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- **SN-19:** Design and site new development in a manner that minimizes the threat of loss from wildland fires while avoiding the need for excessive vegetation clearance.

- **SN-20:** Landscaping shall not extend into utility lines or block access to roads, water supplies or other emergency facilities.

- **SN-21:** Transition all overhead electrical transmission lines and supporting infrastructure underground to reduce fire risk.

- **SN-22:** Require that development sites and structures: be located off ridgelines and other dangerous topographic features such as chimneys, steep draws, and saddles; be adjacent to existing development perimeters; be located close to public roads; and, avoid over-long driveways.

- **SN-23:** Promote construction of new structures with appropriate fire-resistant features and building materials, including but not limited to: fire-resistant exterior materials, windows and roofing; and, eaves and vents that resist the intrusion of flame and burning embers.

- **SN-24:** Limit fuel modification to the minimum area necessary and utilize those programs that are most appropriate to the development site, including such strategies as preserving fire-resistant locally-indigenous species instead of completely removing vegetation.

- **SN-25:** Prohibit development in areas with insufficient access, water pressure, fire flows, or other accepted means for adequate fire protection.

- **SN-26:** Locate structures along a certified all-weather accessible road, which in some cases may consist of permeable surfaces, in a manner that provides firefighters adequate vehicle turnaround space on private properties. Where feasible, require that new development be accessed from existing roads.

- **SN-27:** Require that property owners adhere to the approved fuel modification plan for their property, and ensure that Fire Department personnel adhere to the approved fuel modification plan during annual field inspections for fuel modification or brush clearance.

- **SN-28:** Allow wildfire burn areas to revegetate naturally, except where re-seeding is necessary to minimize risks to public health or safety. Where necessary, utilize a mix of locally-indigenous native plant seeds collected in a similar habitat within the Santa Monica Mountains.

- **SN-29:** Discourage high density and intensity development within Very High Fire Hazard Severity Zones (VHFHSZ). Direct development to areas less at-risk for fire and climate change-related hazards.

- **SN-30:** Consider climate change implications in fire hazard reduction planning for the wildland-urban interface and Fire Hazard Severity Zones (FHSZs).

FLOOD HAZARDS

Natural drainage patterns include high water levels during storm conditions – a feature that should be given serious consideration in the use of, and improvements designed within, the Santa Monica Mountains and surrounding areas. Policies throughout the North Area Plan as well as standards and regulations of other agencies that will help minimize exposure to flood hazards are those related to slope modification, setbacks, on-site water retention and percolation, and runoff controls, as well as the amount and type of paving, grading, and fire clearance requirements. Potential flood hazards (Figure 6) within the jurisdiction of the North Area Plan are generally limited to canyon and valley bottoms.

In addition, although existing storm drain and flood control facilities generally have sufficient capacity to provide developed areas with adequate protection from flooding, localized areas within adjacent cities are in need of additional drainage improvements—primarily in those areas between improved concrete channels and natural drainages. Such deficiencies can, of course, have impacts beyond jurisdictional boundaries. Future development will be required to be designed not to create flooding problems and to provide adequate protection from flooding, while protecting stream courses and natural drainages; strategies employed shall be accomplished in a manner consistent with the environmental protection policies of this North Area Plan—typically without damage to the natural environment.

Generally, the need for new storm drain facilities to serve rural development within unincorporated areas is not great - although they must be provided where necessary. The low densities that have been planned and are recommended for the Santa Monica Mountains will generally not induce significant flooding impacts. Existing County building and safety codes are designed to be effective mitigation for potential flood hazards

GOALS AND POLICIES

Flood Hazards

Goal SN-4:

A built environment and flood management system that respects natural hydrological processes to minimize the potential for loss of life, physical injury, environmental disruption, property damage, economic loss, and social disruption.

Policies:

- **SN-31:** Prohibit construction which could impede storm flows within floodways, and avoid development within potential flood hazard areas.
- **SN-32:** Require protection of stream courses in their natural state, along with development designs that respect natural flows.
- **SN-33:** Require that adequate mitigation of flooding hazards is incorporated into proposed development projects so as to minimize levels of risk; such mitigation should also be consistent with the North Area Plan's environmental protection policies.
- **SN-34:** Provide adequate drainage and erosion control facilities from new development that convey site drainage in a non-erosive manner in order to minimize hazards resulting from increased runoff, erosion and other hydrologic impacts to streams.
- **SN-35:** Site, design and size all new development to minimize risks to life and property from flood hazard.
- **SN-36:** Coordinate inter-jurisdictional planning of storm drain improvements where these facilities cross municipal boundaries.
- **SN-37:** Develop master flood control and drainage plans on a watershed-by-watershed basis, develop comprehensive funding mechanisms that include contributions from both existing and future development on a fair share basis, and construct only those flood control and drainage facilities which are necessary after all on site measures have been implemented and which are consistent with the North Area Plan's environmental protection policies.
- **SN-38:** Manage flood waters on a watershed basis consistent with the best management practices (BMPs) designed by the Department of Public Works.
- **SN-39:** Promote natural environment and restoration of soil and vegetation cover to mitigate flood hazards.

HAZARDOUS AND TOXIC MATERIALS

The creation, use, storage, and transport of hazardous materials and waste is widespread in business, industrial, and residential settings. Residents may occasionally use pesticides, herbicides or rodenticides to protect crops and manage pests. Additionally, various types of herbicides may be used to remove non-native vegetation. Improperly managed hazardous materials and waste can pose such a serious threat to community safety that they are regulated through a combination of federal, State, and County laws. The transport of hazardous products along the Ventura freeway is of special concern. In the event of a Freeway closure, alternative routes may require vehicles to traverse mountain roads through environmentally sensitive areas.

Hazardous material leaks or explosions have the potential to affect large areas of the community. The Los Angeles County Fire Department responds quickly to accidents involving hazardous materials and wastes. First-response firefighters typically will secure, evacuate, and confine hazardous materials and hazardous waste spills until the arrival of the Newhall-based County Hazardous Materials Division.

Hazardous materials and wastes are present throughout the Santa Monica Mountains, but vary widely in terms of both quantity and type. Light industry, dry cleaners, and automotive service shops routinely utilize solvents and other toxic substances, and generate hazardous wastes that must be properly disposed of in compliance with strict federal and State regulations. Households also use and store

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hazardous materials and wastes, including pressurized propane tanks. Homeowners need to be informed about the proper use, storage, and disposal of consumer goods containing hazardous substances. Development brings the unregulated use of materials such as pesticides, fertilizers, and household cleaners, increasing the amount of toxic materials in the ground and in water systems.

Currently, there are no active landfills operating in Los Angeles County which accept hazardous wastes. Hazardous wastes generated within the County are disposed of by transporting them to a Class I landfill (such as the Kettleman Hills facility) capable of handling all types of urban waste, including toxic and hazardous materials. The County-owned Calabasas Landfill located in the upper tributary canyons to Las Virgenes Creek, north of the Ventura Freeway, operated as a Class I facility prior to 1980, but now operates as a Class III facility, accepting only municipal solid waste and inert waste. All active areas of the landfill are now lined with plastic liners and gas collection systems to minimize the landfill's potential to contaminate downstream groundwater. Older areas of the landfill are unlined or lined with compacted clay.

GOALS AND POLICIES

Hazardous and Toxic Materials

Goal SN-5:

The transport, distribution, sale, use, storage, and disposal of hazardous material and hazardous waste in a manner that protects the health and safety of residents, workers, area visitors, and the natural environment.

Policies:

- **SN-40:** Prohibit new facilities that handle large amounts of hazardous and toxic materials.

- **SN-41:** Monitor through conditional approvals businesses handling, using, or storing more than threshold amounts of hazardous or toxic materials. Hazardous or toxic wastes may only be stored on a commercial site temporarily and must be disposed of as soon as possible.

- **SN-42:** Prohibit hazardous waste disposal facilities within the Santa Monica Mountains, due to the area's sensitive seismic and geologic characteristics.

Goal SN-7:

A land, air, and water environment with minimal cumulative impacts from the use of toxic and hazardous materials.

Policies:

- **SN-43:** Protect the area's residents, workers, and visitors from the risks inherent in the transport, distribution, use, and storage of hazardous materials and hazardous wastes, recognizing that the use of these materials is necessary in many parts of society.

- **SN-44:** Undertake more community-level hazardous waste drop-off events in the Santa Monica Mountains, and sponsor more community recycling centers.

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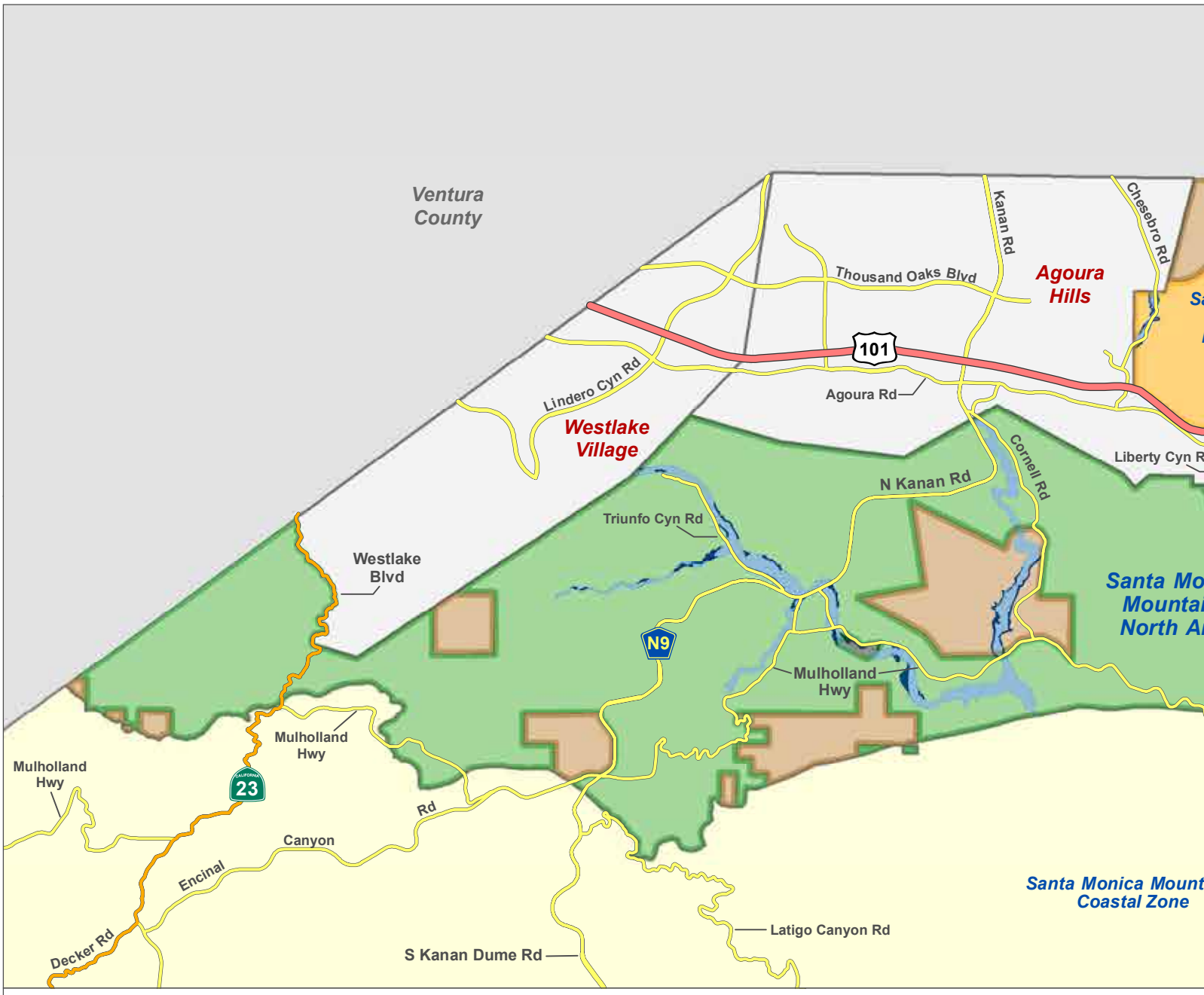
Santa Monica Mountains North Area



Hazards Layers

- FEMA 100-Year Flood Plain
- FEMA 500-Year Flood Plain
- Federal Fire Hazard Responsibility Area
- State Fire Hazard Responsibility Area
- Local Fire Hazard Responsibility Area

Base Layers

- Freeway
- Highway
- Major
- Other Unincorporated Community
- Incorporated City

Note: The entire extent of Santa Monica Mou North Area is classified as a Very High Fire H Severity Zone (VHFHSZ).

Figure 6: Hazards - Fire and Flood

Victory Blvd
Platt Ave
Fallbrook Ave
Topanga Cyn Blvd
De Soto Ave
Winnetka Ave
Valley Circle Blvd
Burbank Blvd
Ventura Blvd
101
27
Las Virgenes Rd
Mtn View Dr
SMMNA
Hidden Hills
Los Angeles
Wells Dr
Mureau Rd
Calabasas Rd
Mulholland Dr
Pkwy Calabasas
Lost Hills Rd
N1
Calabasas
Old Topanga Canyon Rd
Las Virgenes Rd
Santa Monica Mountains North Area
N Topanga Canyon Blvd
Mulholland Hwy
Old Topanga Canyon Rd
Stunt Rd
Saddle Peak Rd

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

Miles
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Prepared by DRP GIS Section / October 2019

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4 LAND USE ELEMENT

Dudleya pulverulenta (chalk lettuce)
Credit: Joseph Decruyenaere

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CHAPTER 4: LAND USE ELEMENT

INTRODUCTION

The Santa Monica Mountains have a long history as a rural setting. Past uses include cattle ranching in the early 1800s, raising of livestock and crops, recreational equestrian uses, plant nurseries, and most recently, "hobby" vineyards. Although certain agricultural uses have been part of the community for about 200 years, some agricultural uses are not appropriate for the mountain environment of the Santa Monica Mountains. Much of the remaining undeveloped land is on steep slopes stabilized with abundant native vegetation. Clearing this steep land to plant crops not only requires extensive habitat destruction and soil disturbance, but compromises the stability of the slopes, thereby increasing risks to life, water quality and property. While the plan supports rural uses and does not eliminate existing, legally-established activities, the policies of this plan limit the type and intensity of land use practices allowed in the future to ensure maximum protection of natural resources.

New development in the North Area is constrained by topography, lack of and difficulty in providing infrastructure, and the presence of sensitive environmental resources, scenic resources, and natural hazards. This plan provides a framework within which new development may be undertaken, taking into consideration the protection of sensitive environmental, scenic, and other resources, public access, and the avoidance or mitigation of hazards.

The Land Use Element directs the general location, type, character, and degree of future development within the North Area by integrating environmental resource management, public health and safety goals, and quality-of-life issues. Specific development policies are primarily founded on the environmental opportunities and constraints that influence the availability of public services and accessible transportation routes, on the maintenance of the unique character of the area, and the understanding that activities within the area often have off-site impacts. The following sections address land use:

- **Development and Environmental Resources**
- **Pattern and Character of Development**
- **Livestock/Animals as Pets**
- **Agricultural Land Use**
- **Event Facilities**
- **Equestrian Uses**
- **Land Use Policy Map**

GUIDING PRINCIPLE

The guiding principle for managing land use and development is:

The pattern of land use within the North Area should:

- ***Preserve public health, safety, and welfare;***
- ***Preserve and protect significant environmental resources – including wildlife habitats and corridors, watersheds, drainages, and water quality;***
- ***Recognize and avoid natural hazards;***
- ***Protect distinct mountainous features including habitat, and scenic and visual qualities;***
- ***Enhance recreational opportunities;***
- ***Protect the integrity of existing rural communities; and***
- ***Protect the unique cultural and social characteristics of the region's rural residential communities.***

If there is a conflict between a provision of the North Area Plan and a provision of any other County-adopted plan, resolution, or ordinance, and it is not possible for the development to comply with both the North Area Plan and such other plan, resolution or ordinance, the North Area Plan shall take precedence and the development shall not be approved unless it complies with the North Area Plan policy.

DEVELOPMENT AND ENVIRONMENTAL RESOURCES

The North Area Plan establishes a balance between the natural and manufactured environments. This balance is achieved through directing development into the most appropriate locations under conditions that protect the area's natural environment.

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GOALS AND POLICIES

Open Space

Goal LU-1:

Land uses that reflect and are compatible with existing environmental resources and community character.

Policies:

- **LU-1:** Direct and site new residential, commercial, or industrial to existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on natural resources.
- **LU-2:** Retain the area's natural setting, rural and semi-rural character, and scenic features.
- **LU-3:** Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.
- **LU-4:** Prohibit development on Significant Ridgelines, following the CSD standards designed to protect ridgeline resources.
- **LU-5:** Preserve the physical connections between open space areas, natural habitats, public parklands, and activity centers.
- **LU-6:** Preserve ridgelines and open space areas that define and maintain the rural character of developed areas.

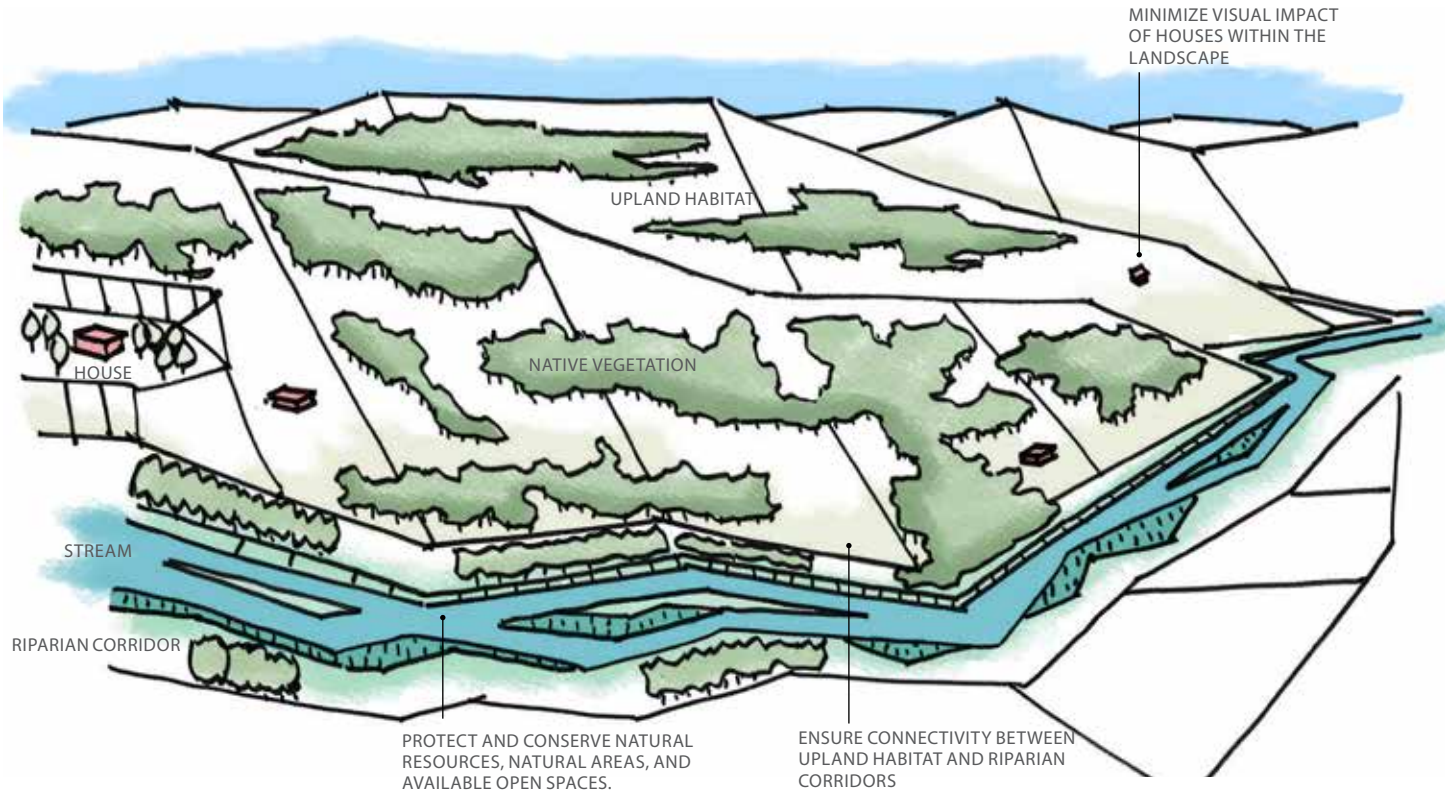

Illustration: Skidmore, Owings & Merrill

- **LU-7:** Mitigate the impacts of permitted development on neighboring jurisdictions; impacts shall not be exported to other jurisdictions.

- **LU-8:** Prohibit new industrial uses except on lots designated for such uses. Lawfully existing nonconforming industrial uses shall not be expanded.

- **LU-9:** Prohibit the use of hauled water as a source of potable water or irrigation for new development or agricultural uses.

- **LU-10:** Require that the extension of water, sewer, or utility infrastructure to serve development be located within legally existing roadways and road rights-of-way in a manner that avoids adverse impacts to natural resources to the maximum extent feasible. Such infrastructure shall be sized and otherwise designed to provide only for the approved development to avoid growth-inducing impacts.

- **LU-11:** Permit land divisions outside existing developed areas only in areas with adequate public services, where they will not have significant adverse effects, either individually or cumulatively, on natural resources, and will not create parcels that would be smaller than the average size of surrounding parcels.

- **LU-12:** Cluster development in land divisions, including building pads, if any, in order to minimize site disturbance, landform alteration, and removal of native vegetation, to minimize required fuel modification, and to maximize open space.

- **LU-13:** Subsequent development on a parcel created through a land division shall conform to all provisions of the approved land division permit, including, but not limited to, the building site location, access road/driveway design, and grading design and volumes.

- **LU-14:** Implement a Transfer of Development Credits (TDC) program that ensures that the individual and cumulative impacts of creating new lots within the Santa Monica Mountains North Area are minimized and mitigated through the retirement of an equivalent number of development credits from existing lots that meet the qualification criteria of the program.

- **LU-15:** Identify Transfer of Development Credits sending areas within the Santa Monica Mountains North Area that contain high-priority biological resources, rural, scenic and agricultural resource areas, and Very High Fire Hazard Severity Zones (VHFHSZ). Identify potential Transfer of Development Credits receiving areas county-wide, such as Transit Oriented Developments, infill sites, vacant parcels, and underutilized sites in urban areas that promote sustainable development and climate change-related risk reduction.

PATTERN AND CHARACTER OF DEVELOPMENT

While the previous section deals with directing development into the most appropriate locations under conditions which protect the area's natural environment, this section deals with the distribution of the various types of uses that make up the individual communities within the planning area, and the expected character of development. This section draws a distinction between areas that are suitable for urban/suburban development or expansion and those which are to be maintained as rural. Suburban development is limited by the Land Use Policy Map to locations within and surrounded by the region's cities, in areas which are proximate to other urban/suburban land uses, where essential services are available and few natural constraints are present. The character of rural communities is recognized and protected through control of development intensity and site design. In specific communities and settings, design review and standards are applied to one or more components of development projects. Areas classified by the North Area Plan as Rural are not to be encroached upon by inappropriate suburban development.

Despite significant physical constraints, the Santa Monica Mountains will continue to attract new residents and development will continue to occur. This section addresses the distribution of existing and future land uses that comprise the individual communities within the area, and the expected character of development.

Illustration: Skidmore, Owings & Merrill

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GOALS AND POLICIES

Pattern and Character of Development

Goal VI-2:

A pattern of rural land use that promotes social, environmental, and economic well-being while preserving the environmental resources and unique character of the land within the Santa Monica Mountains.

Policies:

- **LU-16:** Maintain distinctions between suburban and rural lands identified on the Land Use Policy Map, and provide appropriate buffer areas and transition zones between suburban and rural areas.

- **LU-17:** Provide separate "suburban" and "rural" standards for infrastructure and public services.

- **LU-18:** In addition to maintaining low densities within rural areas, require the provision/protection of the features that contribute to rural character and rural lifestyles, including, but not limited to:

    - Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads with non-native landscaping;

    - Protecting natural vegetation, natural environmental features, and streams through standards such as adequate development setbacks;

    - Landscaping with locally-indigenous species outside of Fuel Modification Zone A;

    - Maintaining rural road sections without curbs, gutters, streetlights, or sidewalks;

    - Providing opportunities for keeping equines where adequate space and suitable topography are available, and where consistent with all other policies of the North Area Plan;

    - Limiting the types and locations of commercial development;

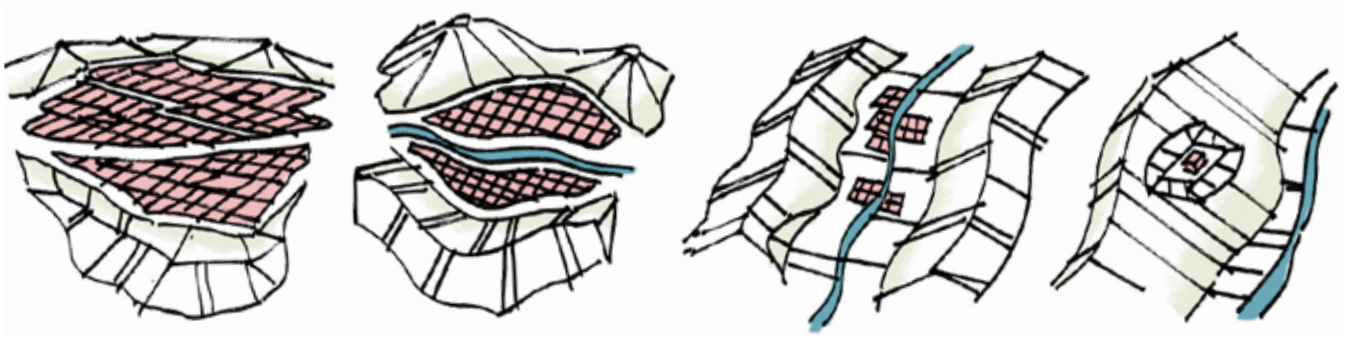
    - Maintaining a natural physical setting comprised of large areas of undisturbed hillsides, oak woodlands, canyons, and riparian areas, and a visual character dominated by natural environmental features;

    - Preserving the openness and scenic beauty of the area's natural environment;

    - Preserving significant environmental features, incorporating open spaces into the design of new development, and requiring the dedication of open space in new development;

    - Restricting night lighting and preserving dark skies, enhancing the visibility of stars and minimizing disturbance of wildlife;

    - Requiring hillside residential development designs that feature natural rather than manufactured forms and using custom foundations;



SUBURBAN DEVELOPMENT | SEMI-RURAL DEVELOPMENT | RURAL DEVELOPMENT | ISOLATED DEVELOPMENT

Illustration: Skidmore, Owings & Merrill

- Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;

- Protecting hilltops and ridgelines by prohibiting structures and limiting grading in those areas, where feasible;

- Minimizing disturbance of landforms and biological resources by requiring buildings on hillsides to be constructed on multilevel pads where appropriate; and

- Providing greater protection to resources than the minimum required by this Plan by offering incentives for limited types of proposed development. To encourage the concentration of development and the retirement of buildable parcels for the permanent protection of their habitat and open space values, limit the maximum approvable building site area for development.

- **LU-19:** In addition to considering the mass and scale of the entire development or structure, restrict the total square footage of and grading for rural structures to a size that maintains the area's open character, and is compatible with the open space characteristics of the surrounding hillsides. Within antiquated subdivisions, limit the mass, scale, and total square footage of structures and grading to a size which is compatible with the size of the parcel upon which the structure is placed to avoid a crowded appearance in the built environment.

- **LU-20:** Require that new developments use architectural and siting features which are compatible with adjacent existing and planned developments, and include the following:

  - compatibility with prominent design features existing in the immediate area (i.e., trees, landforms, historic landmarks);

  - compatibility with existing structures; and

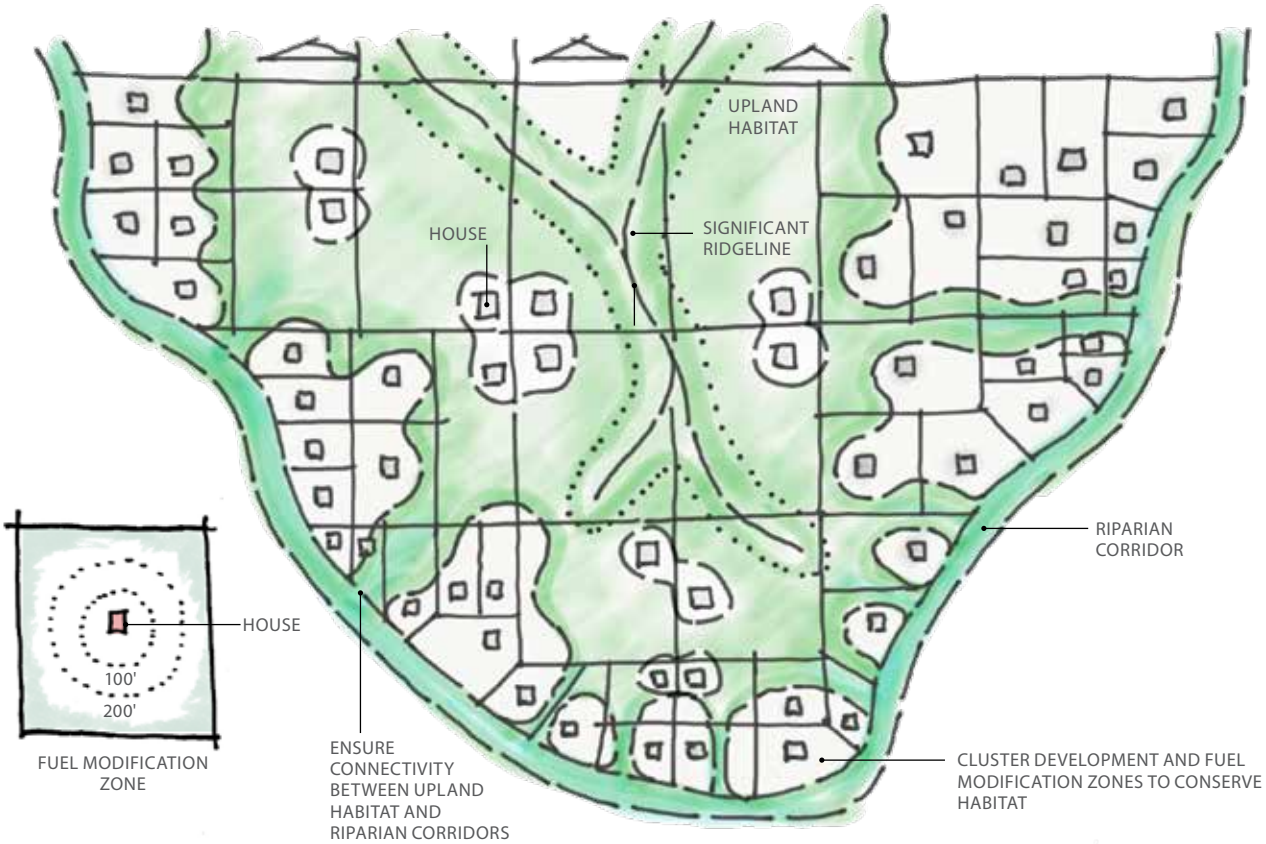


Illustration: Skidmore, Owings & Merrill

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- the natural environment (i.e. hillsides, washes, native vegetation).

- **LU-21:** Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features.

- **LU-22:** Require that new development preserve views of the ocean or Scenic Elements from public parkland, trails, Scenic Routes, and the principal permitted use on adjoining parcels. If there is a conflict between protecting views from public view areas and from private view areas, the protection of public views shall take precedence.

- **LU-23:** Cluster and concentrate development in one building site area on parcels to facilitate fire protection and to preserve and minimize impacts to natural resources and the area of disturbance.

- **LU-24:** Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

- **LU-25:** Limit the length of private access roads to the minimum necessary to provide access to the approved building site of a legal parcel. Temporary roads approved for preliminary hydrologic or geologic testing shall be restored and not be considered an existing access road for subsequent development proposals.

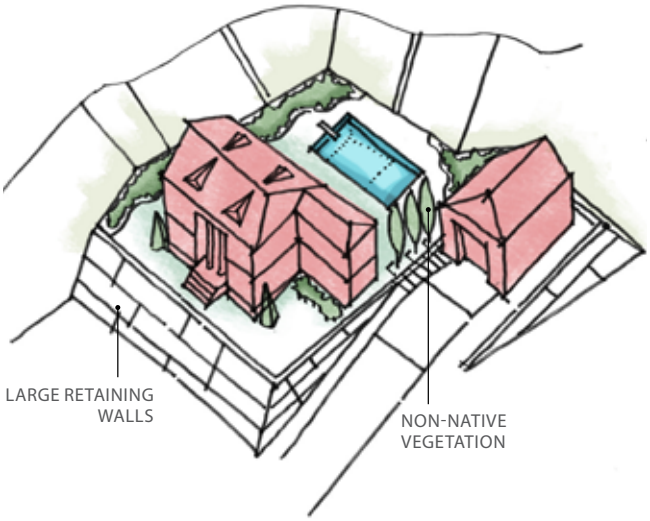
- **LU-26:** Site and design development so as to: protect life and property; protect public lands, S1 and S2 habitat areas, dedicated open space, streams, scenic resources, public views, and other natural features and resources; maximize open space areas; and, minimize the overall vegetation clearance needed for fire protection.

- **LU-27:** Provide that residential and non-residential uses are buffered from each other through siting and design techniques and materials that are compatible with the existing community and surrounding natural environment.

- **LU-28:** Require open space areas in individual developments to connect trails, open space, and wildlife corridors wherever possible.

- **LU-29:** Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available dark skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.

NOT RECOMMENDED: HIGH-IMPACT DEVELOPMENT



MASSING NOT COMPATIBLE WITH THE SCALE AND CHARACTER OF THE SURROUNDING HILLSIDES.

RECOMMENDED: LOW-IMPACT DEVELOPMENT

STEPPED MASSING COMPATIBLE WITH THE SCALE AND CHARACTER OF THE SURROUNDING HILLSIDES.

Illustration: Skidmore, Owings & Merrill

- **LU-30:** Require the use of low-volume irrigation and locally-indigenous and drought-tolerant plant species in all development projects. Require the use of smart irrigation systems, and require the rapid repair of broken sprinkler systems. Prohibit the use of invasive species in all landscaping projects.

- **LU-31:** Concentrate commercial, office, and other higher-intensity uses along areas where appropriate, and ensure that each project has adequate access, can accommodate the traffic, is accessible to essential services, and contains appropriate site design features to enhance community character.

- **LU-32:** Require that commercial uses be designed to be compatible in scale and appearance with the existing community and surrounding natural environment. Require all new commercial and institutional development to be compatible with the rural character of the area and the surrounding natural environment to the maximum extent feasible.

- **LU-33:** Require all new commercial and institutional development to minimize adverse impacts on adjacent properties though careful use of arrangement of buildings, architectural design, and types of uses proposed. These impacts include, but are not limited to: noise, odors, fuel modification, maintenance of community character, and views.

Goal LU-3:

A well-regulated communications network that serves the needs of the general public, limits negative impacts to the environment, and avoids contributing to visual blight.

Policies:

- **LU-34:** Limit the visual and safety impacts of wireless communications facilities to preserve the character and aesthetics of surrounding areas, through careful design, screening, and mitigation requirements. Encourage undergrounding of accessory equipment, co-locating, and clustering wireless communication facilities and structures, wherever possible, to help avert unnecessary proliferation of such facilities.

- **LU-35:** Site, design, and operate facilities and related support structures to avoid, when possible, the visibility of the facility from public viewing areas, and to preserve the character of surrounding areas by protecting ridgelines by setting facilities below the ridge, and co-locating facilities, where feasible, to avoid proliferation of facilities.

- **LU-36:** Place support facilities underground, where feasible and where to do so would result in a lesser impact on scenic resources and public views, except where it would present or contribute to geologic hazards or if to do so would be more damaging to biological resources. Existing communication transmission lines should be relocated underground when they are replaced or when funding for undergrounding is available.

LIVESTOCK/ANIMALS AS PETS

Goal LU-4:

To allow the North Area community to retain its rural character by keeping animals and livestock on a small scale, while recognizing the necessity for wildlife movement and natural resource protection in the area.

Policies:

- **LU-37:** Work with North Area residents, local public agencies and stakeholder groups to protect livestock while allowing opportunities for wildlife movement.

- **LU-38:** Collaborate with other County, State and federal agencies in the North Area to develop the best enclosure practices for sheltering livestock and pets.

- **LU-39:** Manage the location of livestock and horses, and the collection/disposal of animal wastes in a manner that is protective of streams and natural drainages and the quality of water runoff and groundwater.

- **LU-40:** Require animal containment facilities and animal living quarters to utilize BMPs to minimize erosion and avoid sediment and pollutant impacts.

- **LU-41:** Limit the siting of confined animal facilities and the maximum number of livestock permitted on a site to that appropriate to parcel size, slope, proximity to sensitive habitat areas, and other unique site characteristics and

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constraints. Facilities should be constructed of non-flammable materials and be clustered to the maximum extent feasible to minimize area disturbed and fuel modification.

- **LU-42:** Night lighting of facilities should be limited to necessary security lighting that is controlled by motion detectors and the Lumosity should be compatible with dark skies standards.

AGRICULTURAL LAND USE

Goal LU-5:

To create a balance between agricultural uses and conserving California's natural resources in a changing climate.

Policies:

- **LU-43:** Ensure and identify source of water supply, availability, and delivery for new development.
- **LU-44:** Strictly review the installation of new wells to protect potential groundwater overdraft and watershed impacts.
- **LU-45:** New agricultural uses should be sited in already disturbed areas, in the approved building site area, and/or in Fuel Modification Zones A or B, and are not permitted on slopes greater than 3:1.
- **LU-46:** Require, where feasible, the use of reclaimed water for any approved agricultural use.
- **LU-47:** Encourage the use of integrated pest management and use of least toxic methods of pest control.
- **LU-48:** Encourage organic or biodynamic farming practices.
- **LU-49:** Employ measures to minimize impacts to water quality for crop uses.

EVENT FACILITIES

The Santa Monica Mountains have become a popular backdrop for special events such as weddings, conferences, and retreats that seek a natural setting within the Los Angeles area. However, concerns such as limited road capacity, nuisance noise, wildfire preparedness, and habitat protection make it necessary to ensure that event facilities do not cause adverse impacts to the surrounding community.

GOALS AND POLICIES

Event Facilities

Goal LU-6:

To allow the use of event facilities for enjoyment and recreation in the Santa Monica Mountains in applicable zones, while adhering to policies regarding public safety, dark skies, noise and surrounding land uses.

Policies:

- **LU-50:** Establish an event facility use in the North Area Plan which will regulate and monitor potential impacts, such as noise, traffic, wildlife movement, and public safety issues, associated with special events.
- **LU-51:** Promote the collaboration of business owners in the area to address noise, traffic safety, and the cumulative impacts of operations.
- **LU-52:** Allow for a variety of uses including wedding venues, wineries, tasting rooms, festivals, and other special events while maintaining maximum accessibility and safety for residents of the North Area.
- **LU-53:** Ensure the necessary evacuation routes during emergencies can be accessed by residents and visitors to the North Area.

EQUESTRIAN USES

The Santa Monica Mountains have historically been home to various equestrian uses. The area is unique in that it contains a horse-friendly trail system and provides zones allowing horse keeping. The Santa Monica Mountains is one of a small number of areas in the Los Angeles basin which maintains a rural setting sought by equestrian community members.

Some equestrian activities which currently occur in the North Area include riding, riding lessons, training, boarding, as well as others. While the planning area has many distinct features that equestrian enthusiasts enjoy, there can be environmental issues. Improper management of horse waste may result in polluted runoff finding its way into streams and drainages in the Santa Monica Mountains. The goals and policies of this section promote the equestrian culture in the Santa Monica Mountains while minimizing the environmental impacts these activities may have on the region.

GOALS AND POLICIES

Equestrian Uses

Goal LU-7:

Create a balance between land use, equestrian activities, and environmental protection.

Policies:

- **LU-54:** Consistent with all resource protection policies of this North Area Plan, preserve the opportunity for horse-keeping in support of the equestrian-oriented tradition of the Santa Monica Mountains. Encourage the establishment of equestrian-friendly trailhead parking and staging areas to promote low-cost public access to trails.

- **LU-55:** Protect the rural character of the North Area and allow for keeping of horses in support of the equestrian-oriented tradition of the Santa Monica Mountains.

- **LU-56:** Allow for the limited boarding of horses by private individuals if it complies with all policies and provisions of the North Area Plan.

- **LU-57:** Manage the location of animal containment facilities, animal living quarters and associated equestrian structures in relation to sensitive biological habitats, including S1 and S2.

- **LU-58:** Manage the collection/disposal of animal wastes to protect streams/natural drainages/water runoff/groundwater.

- **LU-59:** Allow the development of new, and the retention of existing, private recreational facilities, including equestrian rental and boarding facilities, in areas where the character of such facilities dictates the need for such a setting and is compatible with surrounding land uses.

- **LU-60:** At the periphery of areas devoted to recreation, provide sufficient staging and parking areas at trail access points, including space to accommodate horse trailers where needed and appropriate: to ensure adequate access to the trails system, campgrounds, roadside rest, and picnic areas where suitable; to provide visitor information; and, to establish day-use facilities, where the facilities are developed and operated in a manner consistent with the policies of this Plan and compatible with surrounding land uses.

LAND USE POLICY MAP

The Land Use Policy Map (Figure 7) for the Santa Monica Mountains North Area Plan graphically depicts the general location, character, and intensity of development throughout the jurisdiction of the North Area Plan. The pattern and distribution of land uses are derived primarily from the consideration of environmental opportunities and constraints, the availability of public services and highway access, the maintenance of local community character, and development necessary to serve local and regional needs, including business, housing and recreational opportunities.

It is important to recognize that the maximum number of units possible overall on any parcel is established by the Land Use Map, not by the zoning designation. Land use policy and zoning have related, but different functions:

1. Land use policy establishes the basic category and intensity of use. Categories of use include Open Space, Agricultural, Residential, Commercial, and Public and Semi-public Facilities. Intensity of use is defined

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in terms of lot coverage (or floor-area ratio) for commercial uses and density (units per acre) for residential uses. Residential density is the maximum number of dwelling units that can be created on any given parcel.

2. Zoning (Figure 8) sets the specific standards that must be observed in utilizing the land, including such factors as the minimum size of any lot created by a subdivision. Lots created by subdivision may be larger than the minimum size, and under certain circumstances they can be smaller providing the resulting density is consistent with the overall land use plan density. Once again, the land use policy establishes the total number of lots or units that can be created.

While the Land Use Map establishes the maximum number of units possible on a parcel, neither land use policy nor zoning standards are the sole determinants of the number of dwelling units appropriate for, or which may be approved for, a given parcel. The application of all other North Area Plan policies, in addition to the requirements of other regulatory agencies with jurisdiction over the property, may significantly reduce the number of units.

Open Space

The primary purpose of lands designated as Open Space is to provide areas for the preservation of environmental, historical, or cultural resources, recreation, and protection of the public health and safety. Uses consistent with the preservation of environmental, cultural, or historical resources, production of natural resources, and the protection of the public health and safety may be considered appropriate subject to applicable North Area Plan policies and ordinance provisions. Typical uses include equestrian activities, parks, nature preserves and sanctuaries, deed restricted private open space, streams, rivers and open drainage easements, trails, rural campgrounds and historical building sites. The following Open Space category is used on the Land Use Map:

OS-C (Open Space – Conservation)

The preservation of open space areas and scenic resource preservation in perpetuity. Applies to land that is legally dedicated for open space and conservation efforts.

OS-PR (Open Space – Parks and Recreation)

Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.

The Open Space category may also include the following:

- Lands acquired and managed by private, non-profit organizations for habitat preservation and recreation uses. Includes private conservancy lands, private parks, nature preserves, wildlife habitats, and drainage easements. The principal permitted uses is passive, resource-dependent recreation.

- Public parks, including federal, State, and County parks, and beaches acquired by public agencies for habitat preservation and public recreation. The principal permitted use is resource-dependent recreation.

- Lands subject to recorded easements or deed restrictions for open space purposes, including, but not limited to, habitat preservation, scenic protection, trails and walkways, or flood hazard protection. Private lands deed restricted for habitat preservation and scenic protection generally do not allow public use. The principal permitted use is habitat preservation or passive, resource-dependent recreation consistent with the limitations established for the site by the terms of the applicable easement or deed restriction.

Rural Land

Lands designated Rural Land within the Santa Monica Mountains North Area Plan consist of those rolling hillside areas, steep slopes, and isolated remote mountain lands with difficult or no access. Rural Lands also include areas served by winding mountain roads which cannot accommodate substantial increases in traffic from new development. Permitted uses include low-density single-family housing, agriculture, equestrian uses, retreats, monasteries, private campgrounds, bed-and-breakfast lodging, low-intensity conference centers, public and private schools, water tanks, telecommunications facilities and other local-serving commercial and public facilities. Clustering of uses may be beneficial in helping to reduce disturbances to the topographic, vegetative and biological settings.

The Rural Land 2 and Rural Land 1 designations are intended to provide for low-density single-family detached housing in a setting consistent with the North Area Plan's definition of 'rural' area. Clustering may be useful in providing community open space and protecting resources. Other uses that may be appropriate include: agriculture, equestrian uses, retreats, monasteries, private campgrounds, bed-and breakfast lodging, low-intensity conference centers, public and private schools, telecommunications facilities, and other local-serving public facilities, including uses permitted by the underlying zone such as local-serving commercial. Existing permitted mobile home parks are deemed consistent with the category in which they are located and, in the event destroyed, may be rebuilt to existing densities, providing all other current policies—such as environmental protection – are incorporated into the rebuilt project; redevelopment of such sites to other uses including permanent housing must be consistent with the underlying land use category.

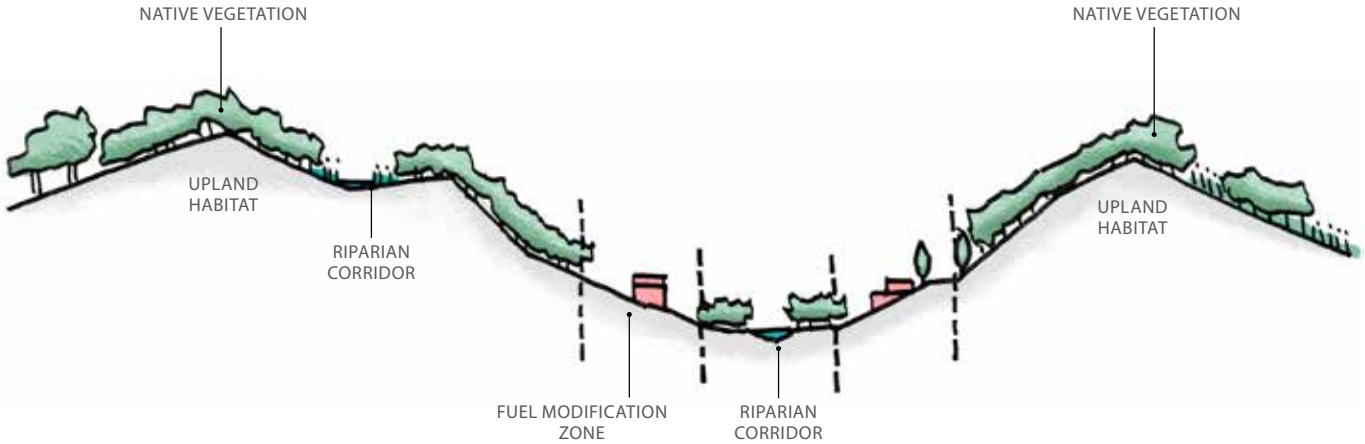

Illustration: Skidmore, Owings & Merrill

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The following Rural Lands categories are used on the Land Use Policy Map:

RL20 (Rural Land 20)

Not to exceed a maximum residential density of one dwelling unit per 20 acres (1 du/20 ac).

RL10 (Rural Land 10)

Not to exceed a maximum residential density of one dwelling unit per 10 acres (1 du/10 ac).

RL5 (Rural Land 5)

Not to exceed a maximum residential density of one dwelling unit per 5 acres (1 du/5 ac).

RL2 (Rural Land 2)

Not to exceed a maximum residential density of one dwelling unit per 2 acres (1 du/2 ac).

RL1 (Rural Land 1)

Not to exceed a maximum residential density of one dwelling unit per 1 acre (1 du/1 ac).

Residential

The Residential land use categories are intended to provide for single-family detached and attached dwelling units, including large-lot estates, typical suburban tracts, small-lot single-family residences, and townhouses, as appropriate to the designated maximum density of land. Existing mobile home parks are deemed consistent with all Residential categories in which they are located and, in the event destroyed, may be rebuilt to existing densities-providing they incorporate all other current North Area Plan requirements; redevelopment of such sites to other uses including permanent housing must be consistent with the density specified by the underlying land use category. Public and private schools may be found compatible with this category. The following Residential land use categories are used on the Land Use Policy Map:

H2 (Residential 2)

Not to exceed a maximum residential density of two dwelling units per acre (2 du/ac).

H4 (Residential 4)

Not to exceed a maximum residential density of four dwelling units per acre (4 du/ac).

H8 (Residential 8)

Not to exceed a maximum residential density of eight dwelling units per acre (8 du//ac).

Commercial

The Commercial categories provide areas for residents and visitors to obtain goods and services. These categories generally are located where such uses have existed historically or where they would be positioned to meet the needs of residents and visitors. The following Commercial land use categories are used on the Land Use Policy Map:

C (Commercial)

The primary purpose of areas designated as Commercial is to provide appropriately located areas for the general shopping and commercial service needs of area residents and workers, as well as the needs of highway users and tourists. Appropriate uses include a range of general commercial, including retail and personal service uses, specialty shops, offices, highway-oriented uses, financial institutions, motels, and art and studio facilities. Quiet, non-polluting light industrial uses such as those found in "high tech" business parks may also be located in areas designated Commercial. Maximum land use intensity of 0.5 floor area ratio (FAR).

CR (Commercial Recreation - Limited Intensity)

The primary purpose of areas designated as Commercial Recreation - Limited Intensity is to provide appropriately located areas for the establishment of low-intensity uses and facilities adjacent to areas generally designated as Mountain Lands or Rural Residential. Appropriate uses include restaurants, general stores, bed-and-breakfast lodging, private recreation of a commercial nature including fish ponds, equestrian facilities, club houses connected to a private recreation use, and visitor-serving uses for visitors to the recreation areas of the Santa Monica Mountains. Maximum land use intensity of 0.3 FAR.

Public and Semi-Public Facilities

The Public and Semi-Public Facilities identifies lands that are used for various types of public and community-serving facilities owned and operated by public agencies, special districts, non-profit organizations, and other entities.

P (Public and Semi-Public Facilities)

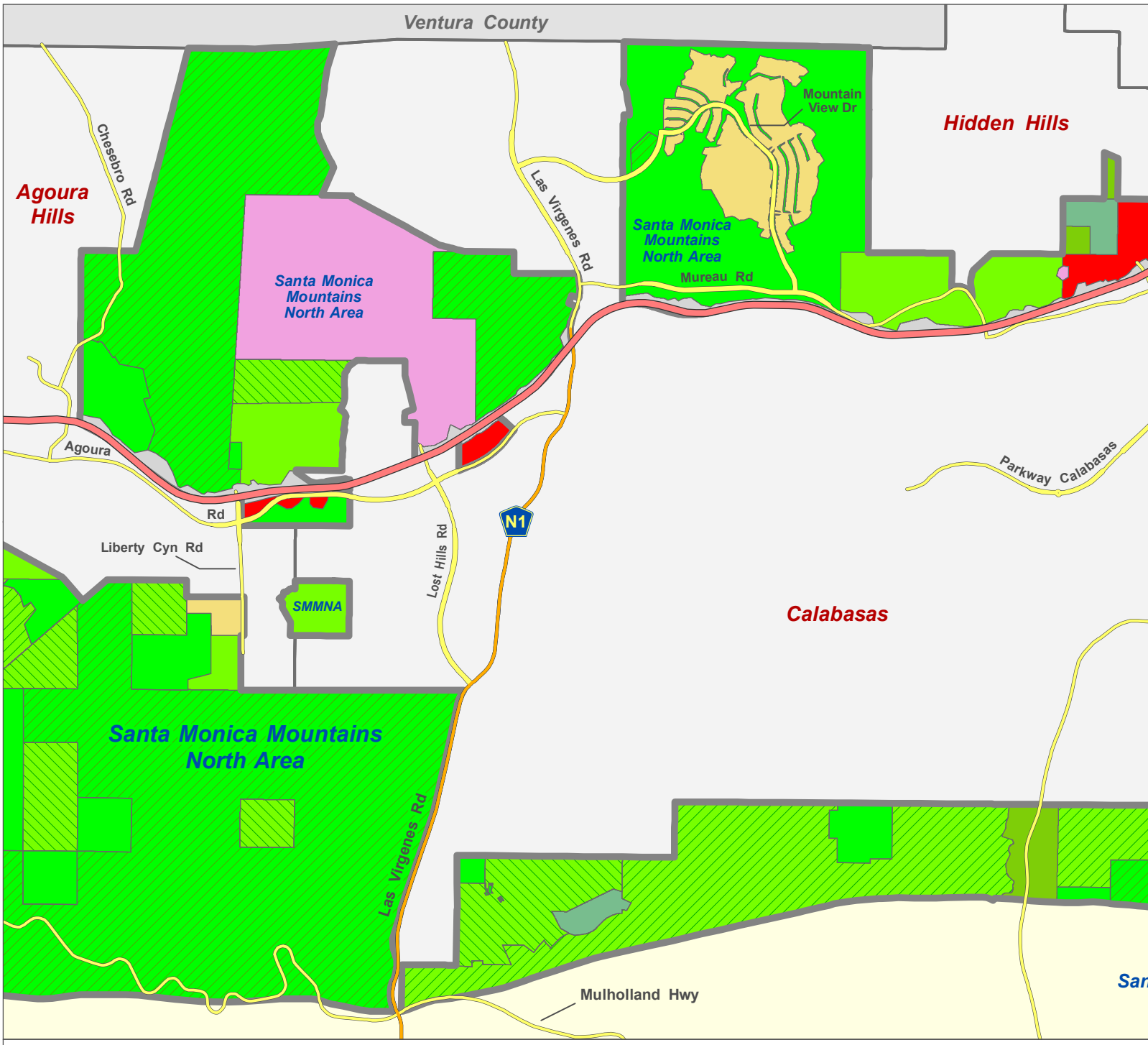
The primary purpose of areas designated as Public and Semi-Public Facilities is to provide appropriately located areas for the conduct of activities by public and quasi-public agencies, including landfills, probations camps, educational facilities, and public service facilities.

Transportation Corridor

TC (Transportation Corridor)

The primary purpose of areas designated as Transportation Corridor is to provide areas for major transportation facilities. Principal uses include freeways, transit stations, and commuter and freight rail lines. The Ventura Freeway is the only such use shown on the Land Use Policy Map.

Santa Monica Mountains North Area



Land Use Policy - Santa Monica Mountains North Area Plan

- C - Commercial
- H2 - Residential 2 (2 du/ac max)*
- H4 - Residential 4 (4 du/ac max)*
- H8 - Residential 8 (8 du/ac max)*
- OS-C - Open Space Conservation
- OS-PR - Open Space Parks
- P - Public and Semi-Public Facilities
- RL1 - Rural Land 1 (1 du/ac max)
- RL2 - Rural Land 2 (1 du/2 ac max)
- RL5 - Rural Land 5 (1 du/5 ac max)
- RL10 - Rural Land 10 (1 du/10 ac max)
- RL20 - Rural Land 20 (1 du/20 ac max)
- TC - Transportation Corridor

Base Layers

- Major Ro
- Highway
- Freeway
- Other Un
- Incorpora

* Land Use Categories H2, H4, and H8 are not present in the Los Angeles County 2035 General Plan. H
updated to reflect current naming standards while maintaining existing densities from the 2000 Santa M

Figure 7:
Land Use Policy (Eastern Portion)

Valley Circle Blvd
Ventura Blvd
101
N Topanga Canyon Blvd
Wells Dr
Calabasas Rd
Mulholland Dr
Los Angeles
27
Mulholland Hwy
Old Topanga Canyon Rd
Santa Monica Mountains
North Area
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Coastal Zone
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LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

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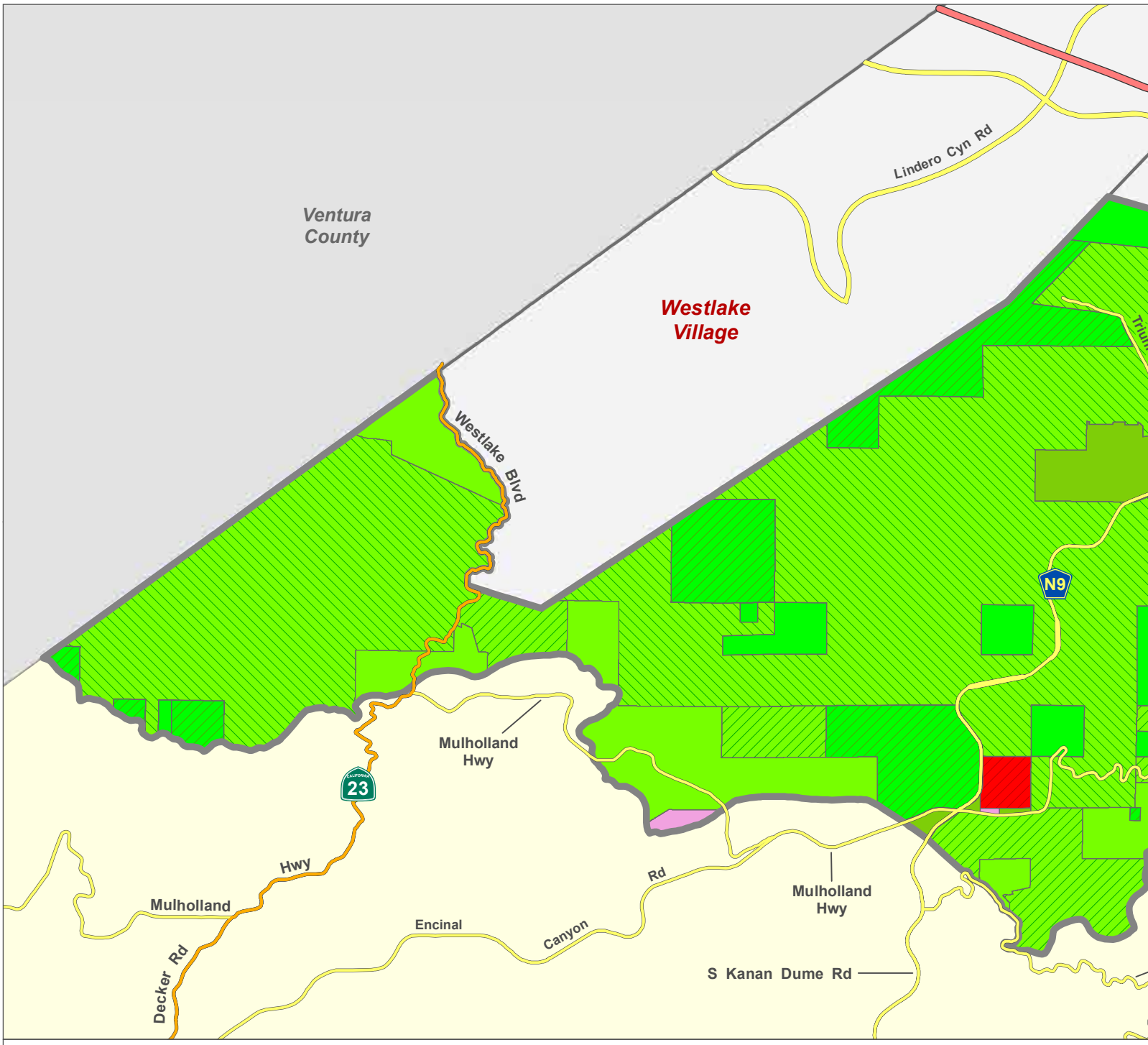
Santa Monica Mountains North Area



Land Use Policy - Santa Monica Mountains North Area Plan

- C - Commercial
- CR - Commercial Recreation - Ltd Intensity
- H2 - Residential 2 (2 du/ac max)*
- OS-C - Open Space Conservation
- OS-PR - Open Space Parks
- P - Public and Semi-Public Facilities
- R1 - Rural Land 1 (1 du/ac max)
- RL2 - Rural Land 2 (1 du/2 ac max)
- RL5 - Rural Land 5 (1 du/5 ac max)
- RL10 - Rural Land 10 (1 du/10 ac max)
- RL20 - Rural Land 20 (1 du/20 ac max)
- TC - Transportation Corridor
- W - Water

Base Layers

- Major Ro
- Highway
- Freeway
- Other Un
- Incorpora

* Land Use Categories H2, H4, and H8 (where shown) are not present in the Los Angeles County 2035 Gener
has been updated to reflect current naming standards while maintaining existing densities from the 2000 Sa

Figure 7:
Land Use Policy (Western Portion)

Agoura Hills

Santa Monica Mountains North Area

101

Agoura Rd

Cornell Rd

Liberty Cyn Rd

Calabasas

SMMNA

Lost Hills Rd

N1

N Kanan Rd

Santa Monica Mountains North Area

Mulholland Hwy

Las Virgenes Rd

Santa Monica Mountains Coastal Zone

Latigo Canyon Rd

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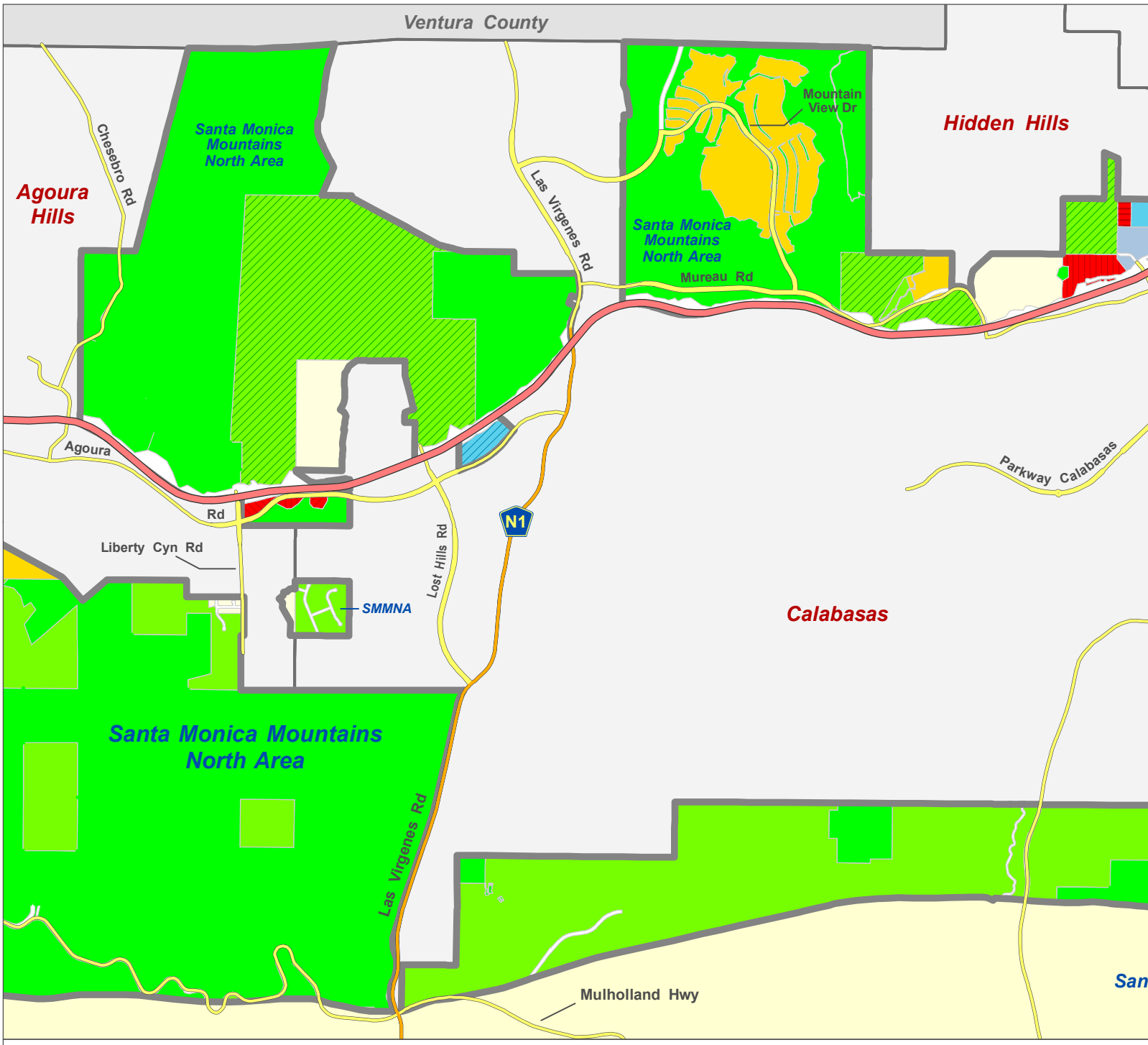
Santa Monica Mountains North Area



Zoning Categories - Santa Monica Mountains North Area Plan

- R-1 - Single-Family Residence
- RPD - Residential Planned Development
- A-1 - Light Agricultural
- A-2 - Heavy Agricultural
- C-2 - Neighborhood Business
- C-3 - General Commercial
- C-M - Commercial Manufacturing
- C-R - Commercial Recreation
- CPD - Commercial Planned Development
- M-1 - Light Manufacturing
- M-2 - Heavy Manufacturing
- MPD - Manufacturing--Industrial Planned
- O-S - Open Space
- R-R - Resort And Recreation

Base Layers

- Major Road
- Highway
- Freeway
- Other Unin
- Incorporate

Figure 8: Zoning (Eastern Portion)

Valley Circle Blvd
Ventura Blvd
101
N Topanga Canyon Blvd
Wells Dr
Calabasas Rd
Mulholland Dr
Los Angeles
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Mulholland Hwy
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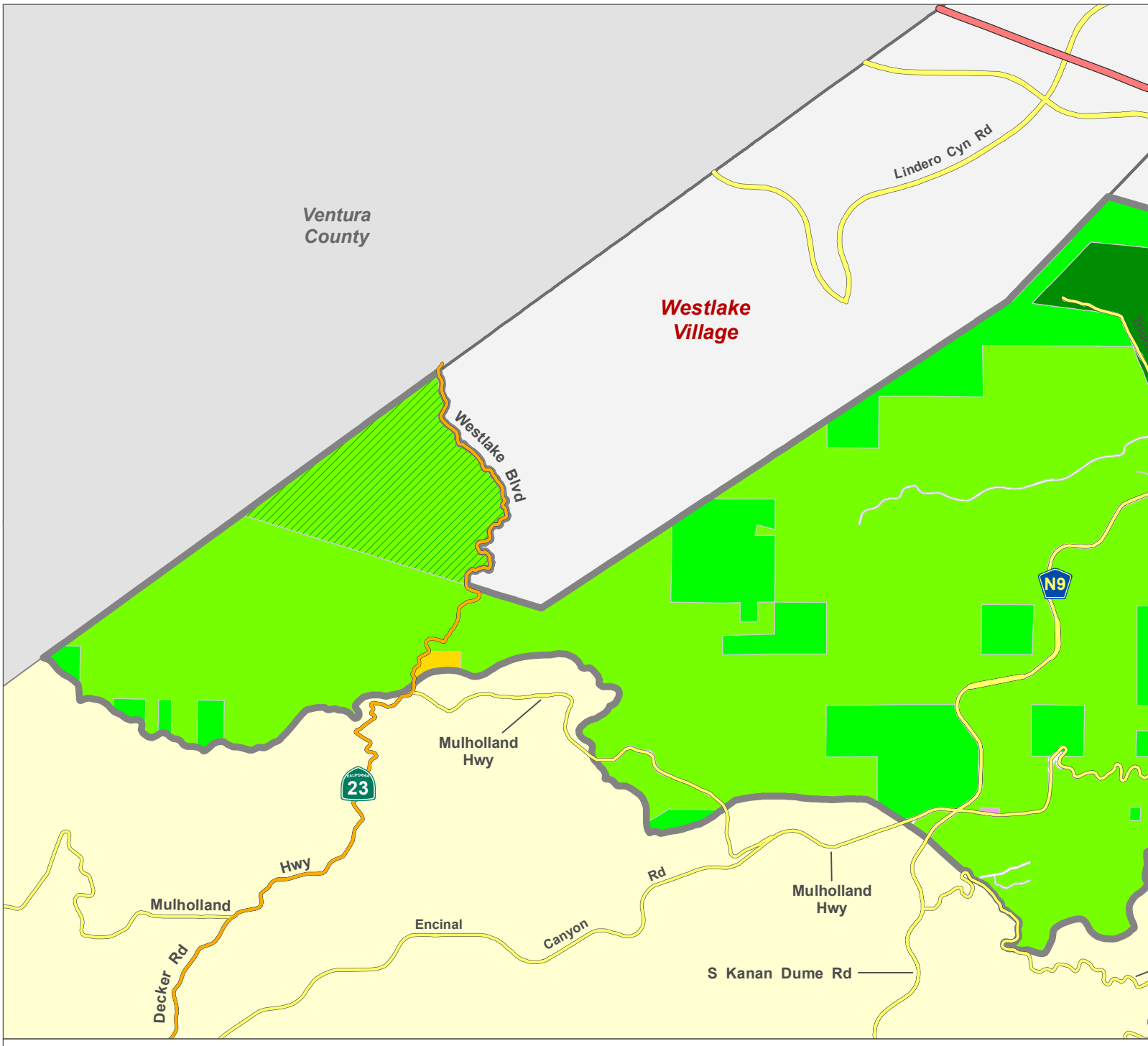
Santa Monica Mountains North Area



Zoning Categories - Santa Monica Mountains North Area Plan

- R-1 - Single-Family Residence
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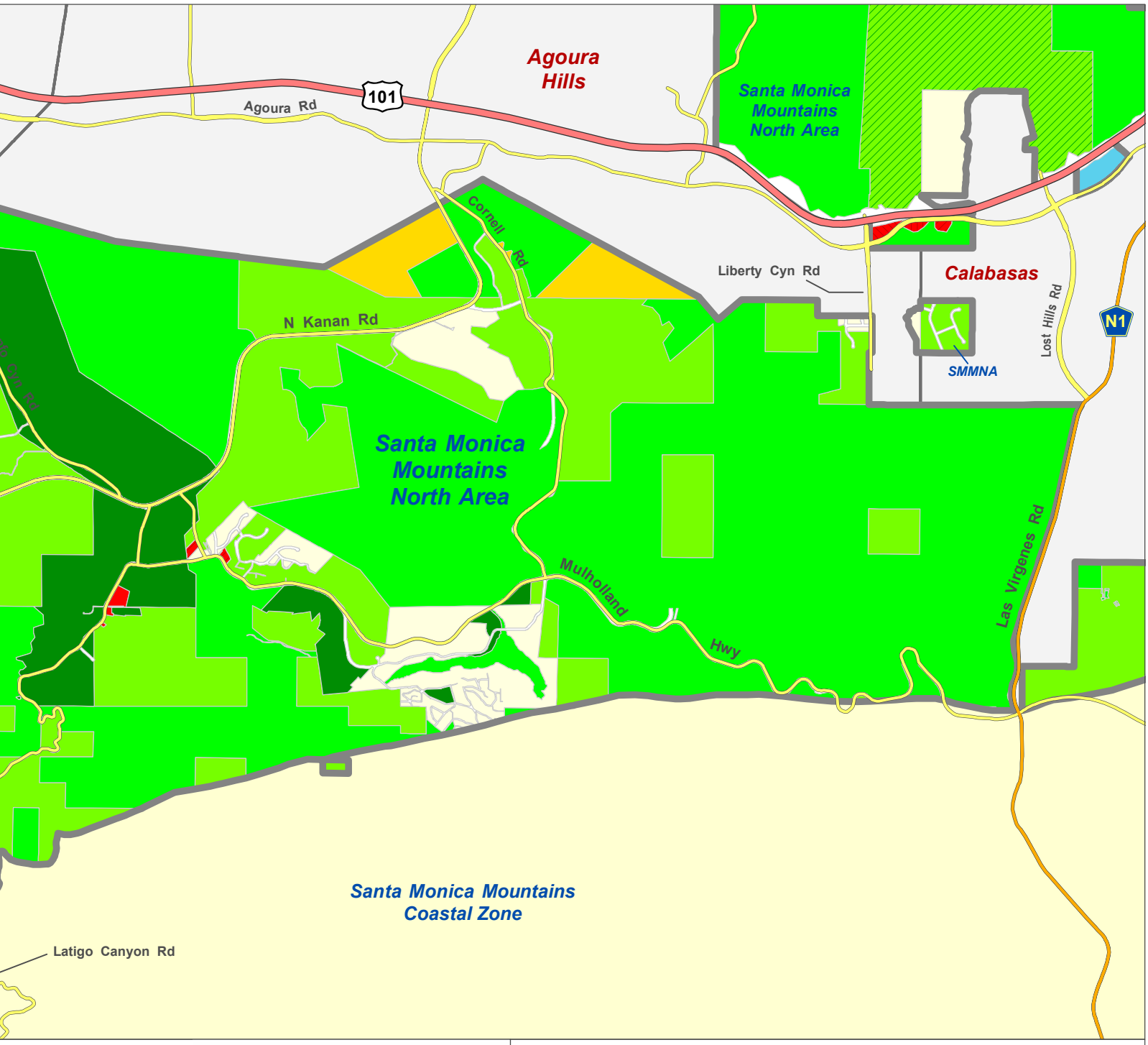
- A-2 - Heavy Agricultural
- C-2 - Neighborhood Business
- C-3 - General Commercial
- C-M - Commercial Manufacturing
- CPD - Commercial Planned Development
- IT - Institutional
- MPD - Manufacturing--Industrial Planned
- O-S - Open Space
- R-R - Resort And Recreation

Base Layers

- Major Road
- Highway
- Freeway
- Other Unin
- Incorporate

Figure 8: Zoning (Western Portion)



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5 CIRCULATION ELEMENT

Platanus racemosa (western Sycamore)
Credit: Joseph Decruyenaere

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CHAPTER 5: CIRCULATION ELEMENT

INTRODUCTION

The ability to move people and goods within an area is necessary if a community is to be a desirable place in which to live, work, shop, and recreate. This mobility, or the lack thereof, is both a result and a determinant of the location and intensity of development.

Roads are the primary determinant of an area's access, and represent a major dilemma for the North Area Plan. Traffic congestion from both periodic recreational visitors and weekday commuters often overloads sections of the Ventura Freeway and the area's roadway network, and creates potentially serious safety problems. Much of this congestion is due to through-traffic beginning and ending outside the planning area. Significant additional carrying capacity is needed on area roadways and highways to move traffic at desirable levels of service; however, to provide all such additional capacity in the North Area Plan would be environmentally destructive and disruptive to existing residential neighborhoods and rural communities. Transportation planning within the planning area cannot be expected to entirely resolve the problems that exist.

Several significant circulation and capacity problems currently constrain the carrying capacities of the Ventura Freeway and other regionally significant highways such as Malibu Canyon Road, Las Virgenes Road, Agoura Road, and Kanan-Dume Road. Many commuters traverse the Ventura Freeway through the corridor traveling to metropolitan Los Angeles. Because of serious traffic congestion problems in the San Fernando Valley and the Sepulveda Pass, a number of these commuters take a "Z" pattern route through the Santa Monica Mountains to use Pacific Coast Highway. Rural roads through the Santa Monica Mountains area are, therefore, also commuter routes to West Los Angeles and the South Bay. Recognizing the need to accommodate this pattern of travel is central to developing an effective circulation policy for the Santa Monica Mountains.

Physical and environmental constraints are significant deterrents to highway expansion throughout much of the planning area. Because of the mountainous topography within the boundary of – as well as surrounding – the North Area Plan, and the existence of unstable hillsides and sensitive environmental resources, costs for extending or constructing major new roadways is exorbitantly high, even if physical and environmental mitigation could be provided. In recognition of the problems inherent in constructing, widening, or extending roadways through the area's natural terrain, policies have existed for the past 40 years limiting expansion of the area's existing roadway system.

Furthermore, the ability of local municipalities to influence the ultimate configuration of the interchanges and freeway ramps within the area is limited since modifications to these interchanges and ramps are primarily under the jurisdiction of the California Department of Transportation (Caltrans). Differences also exist between Caltrans and local municipalities with respect to what constitutes an acceptable peak hour Level of Service on the ramps at these interchanges, and funds for expansion of freeway bridges and interchange improvement are extremely limited.

To facilitate physical mobility in a manner consistent with the overall circulation needs of the region, this element of the Santa Monica Mountains North Area Plan addresses the following issues:

- **Balancing Roadway Capacity with Environmental Sensitivity**
- **Managing Roadway Carrying Capacity**
- **Transportation Alternatives**

GUIDING PRINCIPLE

The guiding principle for facilitating mobility is:

The area's roadway and transportation system is an integral part of community character. Facilities and programs to improve traffic flow and access must be implemented within a framework of preserving the natural environment and protecting the unique character of the individual communities within the North Area.

The transportation system in the Santa Monica Mountains needs improvement, but past experience has shown that road construction and maintenance have adversely impacted the area's natural beauty and environmental resources. Thus, the County, in cooperation with the Caltrans and the adjacent cities, will approach future transportation improvements based on the guiding principle.

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BALANCING ROADWAY CAPACITY WITH ENVIRONMENTAL PROTECTION

It is clear that road construction and maintenance can significantly impact the environment. The development and improvement of roads often involve major landform modifications, which in the rugged terrain of the Santa Monica Mountains can result in erosion, siltation, and rockfall, impacting downstream waters and degrading scenic and other coastal resources.

The physical and environmental characteristics of the Santa Monica Mountains have largely precluded major improvements to the road network and the construction of additional roads. The North Area Plan seeks to improve circulation in and through the planning area, while protecting the environment, through transportation system management techniques. These tools focus on improvements within the existing right-of-way to make links and intersections operate more efficiently. Computerized signalization at intersections and synchronization of signals along a link can result in more efficient traffic movement. The flow of traffic can be improved by reducing interruptions to flow, such as controlling access to links from private driveways. Turn-out pockets and special purpose lane additions are other options available to make the existing system work more efficiently. The application of these techniques in lieu of road construction has the added value of assisting in implementing a central mandate of this North Area Plan – the protection of sensitive biological resources.

GOALS AND POLICIES

Circulation

Goal CI-1:

A transportation system consistent with the area's rural and scenic quality, environmental threshold carrying capacities, and planned growth.

Policies:

- **CI-1:** Maximize the capacity and operational efficiency of highways consistent with environmental protection and neighborhood preservation, without widening roadways to increase capacity.
- **CI-2:** Require all roadway maintenance and improvements to be accomplished in a manner protective of adjacent, streams, drainage courses, wildlife corridors, and other sensitive areas that may be impacted by such activity. Where feasible, roadway improvement projects should include drainage improvements to reduce erosion and polluted runoff.
- **CI-3:** Expand roadway system capacity only where environmental resources (habitats/linkages, viewsheds, trails, etc.), residential neighborhoods, and rural communities are adequately protected. Roadway widening to increase capacity shall be prohibited.
- **CI-4:** Prohibit the practice of side casting surplus fill material from road construction, maintenance, or repair. In emergencies, public agencies may temporarily store excess cut material on graded surfaces within rights-of-way using the most current BMPs to eliminate erosion into adjacent drainage courses. Ensure that landslide material is deposited in permitted landfills or sites with valid permits to accept fill.
- **CI-5:** Where appropriate, increase the capacity of existing major and secondary highways through the application of transportation system management technology within established rights-of-way and roadway widths by:
    - Minimizing the number of driveway access points by consolidating driveways and exploring other options to reduce uncontrolled access;
    - Minimizing or eliminating conflicting turning movements on links or at intersections;
    - Restricting on-street parking during peak travel periods where such restrictions will not adversely impact public access to parks; and
    - Employing traffic signal synchronization technology.
- **CI-6:** Improve roadway efficiency and highway access through redesign of road intersections and establishment of periodic passing, turnout, and acceleration/deceleration lanes, where appropriate.

- **CI-7:** Emphasize other transportation system management solutions, including improved public transit and non-motorized transportation, such as bicycles.

- **CI-8:** Ensure that all recreational easements and other recreational resources are protected during and after roadway construction, maintenance, and repair.

- **CI-9:** Maintain appropriate rural and mountain road standards, consistent with public safety requirements, for the rural portions of the Santa Monica Mountains. Require the use of the rural cross section as the default standard in the North Area.

- **CI-10:** Encourage the routing of through-traffic onto highways and designated arterial streets, while discouraging through-traffic in residential neighborhoods.

- **CI-11:** Analyze and require mitigation of the traffic impacts from projects that generate substantial amounts of "off-peak" traffic, in addition to the traditional roadway capacity analysis.

- **CI-12:** Limit the requirement for curbs, gutters, sidewalks, and streetlights to urban/suburban areas, unless required by public safety considerations.

- **CI-13:** Allow road and driveway improvements only where they provide legal access to: 1) existing, lawfully-developed parcels; or 2) legal parcels with all required permits.

- **CI-14:** Support Caltrans efforts to improve traffic flow and safety on Pacific Coast Highway, the 101 Freeway, the 405 Freeway, and on other State routes.

MANAGING ROADWAY CARRYING CAPACITY

Mulholland Highway had been the Santa Monica Mountains' primary east-west regional traffic artery, with the cross-mountain roads serving as connecting links to Pacific Coast Highway. Completion of the Ventura Freeway in the 1970s served to connect large undeveloped blocks of land in Ventura County to employment centers in the San Fernando Valley and West Los Angeles. However, construction of the freeway also eliminated alternatives to the congested US 101. As a result, there has been an increase in traffic along the cross-mountain roads and Mulholland Highway, and there is no convenient alternate route for local traffic and recreational users. Periodic highway tie-ups cause traffic to spill out onto the local roadway system, which is not designed to accommodate peak-hour through-traffic.

The County can work to improve the efficiency of the roadways through transportation system management tools, as demonstrated in the previous set of policies. However, the North Area Plan must address the other side of the equation – system demand. Through use of transportation demand management techniques, the County must assure that additional development will not significantly impact, and indeed may improve, the existing circulation system in the plan area.

GOALS AND POLICIES

Roadway and Carrying Capacity

Goal CI-2:

A safe and efficient roadway network that can accommodate projected traffic growth in a manner consistent with protecting environmental resources and existing neighborhoods.

Policies:

- **CI-15:** Maintain, and potentially enhance, the concentration of business and commercial uses in existing locations that continue to serve the local communities and reduce the length of vehicle trips.

- **CI-16:** Provide opportunities, such as park-and-ride lots, for local residents to car- or bus-pool to work thereby reducing the number of single-occupant vehicle trips.

- **CI-17:** Provide opportunities, such as centralized learning centers with computer access, to reduce the need to commute long distances to colleges and universities.

- **CI-18:** Improve roadways as appropriate to accommodate planned development and anticipated increases in recreational activities. Curbs, gutters, and sidewalks should only be used where deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works.

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- **CI-19:** Limit the density and intensity of development in rural and mountainous areas to a level that can be accommodated by existing road capacity and without creating significant adverse impacts. Avoid any development in rural and mountainous areas that would require roadway widening to increase capacity. Road widening shall be allowed to protect public safety.

- **CI-20:** Analyze the traffic impacts of a proposed development by considering the project's system-wide effects, including effects on transportation alternatives and the potential for bottlenecks in the area's roadway system.

- **CI-21:** Require each new development causing cumulative circulation impacts to construct or fund its fair share of any necessary circulation system improvements or additions.

- **CI-22:** Where funding sources prove inadequate, establish assessment districts, impact fees and/or other equitable funding mechanisms to augment roadway funds.

TRANSPORTATION ALTERNATIVES

Alternatives to the private automobile - including carpooling, public transit, bicycles, walking, and telecommuting - are opportunities to lessen traffic impacts on the region's roadways, and are a higher priority than expanding the existing roadway system. The provision of transit alternatives by the various public and private transportation agencies in the region will also help to improve the accessibility of recreational opportunities and resources in the Santa Monica Mountains. Frequent and convenient transit service would make it easier for people to leave automobiles at home or at staging areas when visiting recreation areas and would reduce the impact of the automobile on the area's tranquil setting. Transit may also help to increase usage of lesser-known recreational facilities.

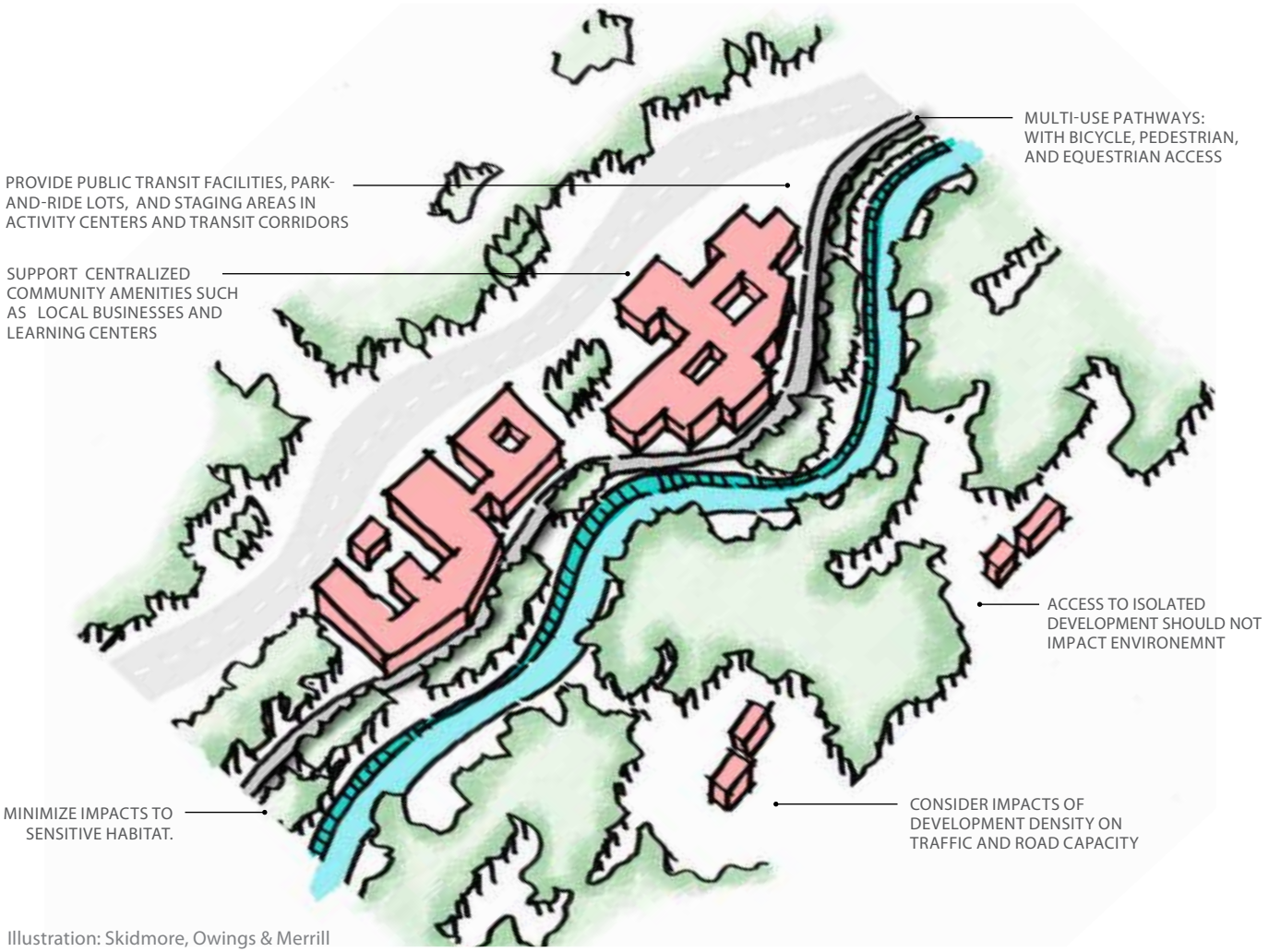

Illustration: Skidmore, Owings & Merrill

GOALS AND POLICIES

Transportation Alternatives

Goal CI-3:

Alternative travel modes to the single-occupant automobile for local, commuter, and recreational trips.

Policies:

- **CI-23:** Encourage transportation alternatives, including public transit service, staging areas, and park-and-ride lots, both within the region and from metropolitan Los Angeles to the area's major parks and recreation areas.

- **CI-24:** The extension of public transit facilities and services, including shuttle programs, to maximize public access and recreation opportunities shall be encouraged, where feasible.

- **CI-25:** Encourage the use of locally-based contractors, service providers, and laborers rather than those that need to travel long distances to work sites in the North Area Plan area.

- **CI-26:** Assist local employers in transporting employees from homes and worksites in the Santa Monica Mountains, thereby reducing the need for additional vehicle trips.

- **CI-27:** Work with surrounding cities and transit service providers to offer commuter bus services between inland communities and coastal cities.

- **CI-28:** Require new development to provide for public transportation needs on existing roadways, where appropriate, when acquisition and improvement activities occur. Cooperate with adjacent jurisdictions to develop and incorporate this and other public transit-friendly design features into new projects and other discretionary project applications.

- **CI-29:** Incorporate bike lanes and/or bike use signage into local road designs wherever feasible and safe.

- **CI-30:** Ensure that improvements to any roadway or trail containing a bikeway and/or trail do not adversely affect the provision of bicycle or trail use.

- **CI-31:** Support the region-wide expansion of alternative transportation methods, including rail lines, transit ways, bike paths, and rapid bus systems, where consistent with the policies of this North Area Plan.

6 PUBLIC FACILITIES ELEMENT

Juglans californica (California black walnut)
Credit: Joseph Decruyenaere

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CHAPTER 6: PUBLIC FACILITIES ELEMENT

INTRODUCTION

The location and amount of new development are determined in part by the availability of public services and facilities, including water and sewer, public schools, fire and police services, and solid waste services. Supplying these services in the North Area is very costly and challenging due to the area's physical size, topography, and development patterns. Unlike urbanized areas where a higher density population can share costs, providing infrastructure and public services in rural and suburban areas is more expensive per household because costs must be distributed among fewer residents.

This element addresses the following public services:

- **Water and sewer services;**
- **Public schools;**
- **Fire and paramedic services;**
- **Police services; and**
- **Solid waste services.**

Additional services and facilities include parks and recreation (Conservation and Open Space Element) and transportation (Circulation Element). Further, private onsite wastewater treatment systems are addressed in the Water Quality section of the Conservation and Open Space Element.

The Public Facilities Element establishes policies that support the siting of new housing and other development in areas with adequate public services and facilities to avoid wasteful urban sprawl and leapfrog development.

GUIDING PRINCIPLE

The guiding principle to ensure the provision of adequate services and facilities is:

> ***Public facilities should support existing and approved land uses, and are not intended to induce further development, consistent with environmental carrying capacities and the need to protect the unique character of existing communities.***

Until the passage of Proposition 13 in 1978, most public facilities were constructed by public agencies as part of their capital improvement programs. These programs were instrumental in directing the location and timing of development. With the passage of Proposition 13, responsibility for constructing capital facilities has primarily been passed to individual development projects. Because public facilities are now largely constructed on a project-by-project basis, predicting the timing and location of new development as part of agency master planning efforts is more difficult. The absence of public facilities presents a constraint on new development.

The presence of existing infrastructure, however, does not justify developing land in a manner that is inconsistent with preserving significant environmental features, the unique character of existing communities, or public health and safety. New development must allow for environmental preservation; the provision of new infrastructure and services must be considered within this context.

WATER AND SEWER SERVICES

The Las Virgenes Municipal Water District (LVMWD) supplies all potable and reclaimed water to the general region, with the exception of the area east of Old Topanga Canyon Road, which is served by the Los Angeles County Waterworks District 29. Water, both potable and reclaimed, is distributed throughout the District by a network of underground water mains of varying sizes, with the central spine of the system generally paralleling the Ventura Freeway.

Although development in the area can be found in varied topography, such as valleys and steep hillsides, the LVMWD has few problems and constraints with delivering adequate water and water pressure to these areas. In some of the more remote areas and high elevations, extension of water facilities is possible, but would be extremely costly and could result in significant environmental impacts.

Water supply allocations to the LVMWD are received from the water wholesaler, the Metropolitan Water District. Supplies may vary, due largely to cyclical drought conditions. In approving new development, consideration should be given to the long-range assurance of water supply.

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The LVMWD is also responsible for wastewater treatment and disposal services within the North Area Plan's boundaries. Local feeders are maintained by the County's Sanitation Districts, and are connected to the LVMWD's main trunk lines. Wastewater is conveyed through LVMWD trunk lines to the Tapia Water Reclamation Facility where the sewage receives tertiary treatment.

With the location of the Tapia Water Reclamation Facility near the base of the Malibu Creek Watershed, most wastewater from the study area reaches the facility by means of natural gravity flow. According to the LVMWD, no foreseeable system constraints or deficiencies should occur.

Although a majority of the study area is connected to sewers, septic systems serve most of the rural hillside areas. Previous development within the hillside areas has been largely scattered, thus requiring the use of onsite wastewater treatment systems (OWTS) as a practical matter. However, although many OWTS employ state-of-the-art technologies, numerous septic tank failures have been reported in older systems within the mountain areas, often causing environmental damage to surrounding and downstream riparian areas. For some areas not served by sewers, assessment districts have been established and fees are being assessed to residents on OWTS for ultimate connection into the LVMWD trunk lines.

As new development occurs within these hillside areas, development may be clustered in order to preserve hillsides and open spaces. This clustering of new units will promote the preservation of hillside and open space areas, but may require extension of sewer lines because of the size of clustered lots. Because individual clusters will be widely separated, the per unit cost for providing local sewage collection facilities may increase for these developments due to the relatively long distances that sewer lines will need to be run to connect to the LVMWD's trunk sewer system.

Illustration: Skidmore, Owings & Merrill

GOALS AND POLICIES

Water and Sewer Services

Goal PF-1:

Adequate water supplies and water and sewage disposal systems to support existing and future planned land uses.

Policies:

- **PF-1:** Coordinate the land development review process with the LVMWD (or Los Angeles County Water Works District 29) to ensure that adequate water supplies and adequate water and sewer infrastructure are available to support existing and planned development.
- **PF-2:** Minimize consumption of new water supplies through active water conservation programs and the use of reclaimed water – on site, wherever possible.
- **PF-3:** Encourage tertiary treatment of wastewater, which will help to improve effluent quality, while expanding the potential uses for reclaimed water.
- **PF-4:** Maximize the uses of reclaimed water and thereby reduce the need for exploiting domestic water supplies for purposes where potable water is not required.
- **PF-5:** Require proposed development projects to gain approval of design and financial arrangements from the LVMWD (or Los Angeles County Water Works District 29) for the construction of water and sewer facilities prior to recordation of tract maps (or issuance of grading or building permits, if a tract map is not involved). Strictly enforce these conditions of approval.
- **PF-6:** Require the use of reclaimed wastewater for golf courses, landscape irrigation, and other purposes, including the maintenance of public lands and fire breaks, where reclaimed water can be feasibly provided.
- **PF-7:** Provide for the expansion of existing community sewer systems in areas of demonstrated need.
- **PF-8:** Prohibit the construction of small "package" wastewater treatment plants, except in those specific areas where this is the desired long-term wastewater management solution.
- **PF-9:** In rural areas, avoid the build-out of clustered subdivisions where the cumulative effect of OWTS will negatively impact the environment, either by stream pollution or by contributing to the potential failure of unstable soils.

PUBLIC SCHOOLS

The North Area is served by the Las Virgenes Unified School District (LVUSD), the Los Angeles Unified School District (LAUSD), and the Santa Monica-Malibu Unified School District (SMMUSD). The LVUSD encompasses the central portion of the North Area Plan area, as well as much of the unincorporated Coastal Zone. A small area in the eastern portion of the North Area is within LAUSD boundaries. The Santa Monica-Malibu Unified School District includes a small portion of the western North Area.

Schools in the Santa Monica Mountains area have a reputation for offering education of exceptional quality, helping to make the North Area a desirable place in which to live. Not only is the quality of schools high in the area, but their location, nestled in the Santa Monica Mountains, provides an excellent opportunity to incorporate outdoor environmental education into school curriculum.

As the area population grows, school facilities will need to expand. The ability of the County and the school districts to coordinate land development with the need for additional schools is an important component of protecting quality of life for both existing and future area residents.

GOALS AND OBJECTIVES

Public Schools

Goal PF-2:

Adequate public school facilities to meet projected growth

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Policies:

- **PF-10:** Require development projects to pay the maximum school impact fees permitted by law.
- **PF-11:** Maintain a flexible policy toward school impact mitigation, accepting land dedication, facilities construction, and payment of fees, with appropriate mitigation as determined by the applicable school district.
- **PF-12:** Cooperate with school districts to:
  - Encourage the State legislature to maintain and amend as necessary, legislation that supports the financing of new school construction as needed for a growing population;
  - Identify the impacts of population and demographic changes, which may affect the need for new schools, may lead to school closures, may require the re-opening of closed schools or may lead to the decision that existing school sites be preserved for meeting future needs; and
  - Provide all State-required cooperative educational services to residents.
- **PF-13:** Cooperate with the school districts to reduce new school construction costs through cooperative agreements for the development of joint use school/park sites, joint school/community facilities, and joint school/library facilities.
- **PF-14:** Support the joint use of school/park sites and, where the law permits, use a portion of local park funds to purchase and construct the recreational portions of these joint sites.

FIRE AND PARAMEDIC SERVICES

The Santa Monica Mountains have been designated by the Los Angeles County Fire Department and the California Department of Forestry & Fire Protection (Cal Fire) as a Very High Fire Hazard Severity Zone, the most dangerous classification. Created by the County Fire Department, the Consolidated Fire Protection District (CFPD) is the primary provider of fire, paramedic, lifeguard, and fire inspection services in the area. American Medical Response is the primary provider of ambulance services. The Ventura County Fire Department and the City of Los Angeles provide mutual aid within the area. In addition, the California Department of Forestry provides fire crews for severe and widespread fire emergencies.

Specialized services like hazardous materials, air rescue helicopter, air ambulance helicopter, and fire suppression helicopter are provided by the CFPD centrally. A helicopter responds to heavy trauma incidents when street congestion and/or other factors preclude timely response by ground-based units.

There are numerous challenges to providing adequate fire and paramedic service in the Santa Monica Mountains due to the large size of the service area, the relatively small number of streets, and traffic congestion. In some areas, emergency response takes longer due to greater travel times and congestion. Because the Ventura Freeway and Mulholland Highway are the only major east-west corridors in the area, these streets become congested with associated effects on response time.

It is also difficult to access certain communities. Many of the streets are narrow and are often lined with parked vehicles. The most challenging response involves isolated locations in areas where streets are unpaved and gates are locked. In remote areas, it may take as long as 30 minutes for the Fire Department to reach a victim and more time for a victim to be evacuated to a hospital.

Topanga Canyon is an especially challenging area to serve, because it takes 15 to 20 minutes for any back-up crews to reach an incident. The CFPD addresses this problem by staffing Station 69 in Topanga with personnel trained both as firefighters and paramedics, and by relying on on-call firefighters to respond to structure fires with a reserve engine. In addition, Malibou Lake and Old Topanga do not have fire stations within their communities. The CFPD is planning to build a fire station between Calabasas Highlands and Old Topanga in the future.

Another challenge is providing service in the Topanga and Malibu Creek State Parks to emergency medical services (EMS) incidents on remote hiking and mountain biking trails. In many instances, CFPD supplements service with helicopter crews to reach remote emergency incidents.

GOALS AND OBJECTIVES

Fire and Paramedic Services

Goal PF-3:

Adequate fire and paramedic services to meet existing and future demand.

Policies:

- **PF-15:** Continue to consult and coordinate with the Fire Department as part of the project review process.
- **PF-16:** Review new development for adequate water supply and pressure, fire hydrants, and access to structures by firefighting equipment and personnel.
- **PF-17:** Require, where appropriate, on-site fire suppression systems for all new development to reduce the dependence on Fire Department equipment and personnel.
- **PF-18:** Limit the length of private access roads to reduce the amount of time necessary for the Fire Department to reach residences and to minimize risks to firefighters.
- **PF-19:** Require clearly visible address signs during the day and night for easy identification during emergencies.
- **PF-20:** Facilitate the formation of volunteer fire departments and EMS providers.
- **PF-21:** Encourage clustering of development to provide for more localized and effective fire protection measures such as consolidated fuel modification and brush clearance, fire break maintenance, firefighting equipment access, and water service.
- **PF- 22:** Limit the exposure of first responders, residents, and structures to fire risk within Very High Fire Hazard Severity Zones (VHFHSZ) and in the Fire Hazard Severity Zones (FHSZs) of the wildland-urban interface.

POLICE SERVICES

The Los Angeles County Sheriff's Department is the main provider of police services in the Santa Monica Mountains area. Specifically, the Sheriff's Lost Hills Station is the primary facility serving the unincorporated communities as well as the cities of Agoura Hills, Calabasas, Hidden Hills, Malibu, and Westlake Village. The California Highway Patrol (CHP) is responsible for providing traffic safety and service to the motoring public as they use highways in the unincorporated areas and freeways. The CHP also provides law enforcement assistance to the Sheriff's Department when situations exceed the limits of local resources.

The Sheriff's average response time to emergency incidents in the area ranges from five to seven minutes. Response times to certain parklands could be longer given their remoteness. A challenge in providing effective law enforcement service in the area relates to the often-confusing street layout and accessibility by patrol car over narrow, unimproved roads.

Future development would be required to examine the potential increase in demand for police services, in conjunction with subsequent environmental review. There may be some potential to aggravate the existing emergency access constraints should roadway conditions (e.g., traffic congestion) deteriorate.

GOALS AND OBJECTIVES

Police Services

Goal PF-4:

Adequate police services to meet local needs and provide a safe and secure environment for people and property.

Policies:

- **PF-23:** Continue to consult and coordinate with the Sheriff's Department and CHP as part of the environmental review process for projects subject to CEQA.
- **PF-24:** Support existing programs such as Neighborhood Watch and encourage expanded or new programs that focus on the elimination of crime, such as anti-graffiti programs.

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- **PF-25:** Support efforts to eliminate street racing activities, including the seizure and forfeiture of vehicles used in speed contests or in exhibitions of speed, to address the nuisance and unsafe conditions created by the use of vehicles in such activities.

SOLID WASTE SERVICES

Solid waste collection and hauling services are provided by private operators. All non-hazardous waste collected is disposed in the Calabasas Landfill. The landfill, which began operating in 1961, is owned by the County and operated by the Sanitation Districts of Los Angeles County under a joint powers agreement. The landfill accepts waste from the Santa Monica Mountains area as well as Thousand Oaks and western portions of the City of Los Angeles including Brentwood, Encino, and Granada Hills.

GOALS AND OBJECTIVES

Solid Waste Services

Goal PF-5:

Adequate solid waste services to meet existing and future demands without degrading the quality of the natural environment.

Policies:

- **PF-26:** Design all new buildings with proper facilities for solid waste storage, handling, and collection pickup.
- **PF-27:** Prohibit commercial and industrial land uses which generate large volumes of solid waste.
- **PF-28:** Require commercial and industrial uses that use hazardous materials to demonstrate proper transport, storage, and disposal of such materials in accordance with all local, State, and federal regulations.
- **PF-29:** Support measures for recycling of materials and financing mechanisms for solid waste reduction programs.

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Chapter 22.336 Santa Monica Mountains North Area Community Standards District

Sections:

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22.336.020 Definitions
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APPENDIX I Criteria for Significant Ridgelines

22.336.010 Purpose

The Santa Monica Mountains North Area Community Standards District ("CSD") is established to implement the goals and policies of the Santa Monica Mountains North Area Plan ("Area Plan", or "NAP") in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment. The two planning documents direct what development may occur, where development may occur, and how development must be designed in the Santa Monica Mountains North Area.

22.336.020 Definitions

The following terms are defined solely for this CSD:

Animal Containment Facilities. Designated or fenced areas used to contain equines or livestock to a particular area such as corrals, paddocks, pastures, turnouts, and grazing areas that are usually used for riding, exercise, rehabilitation, or grazing.

Animal Living Quarters. Structures and confined areas in which animals regularly sleep overnight including, but not limited to, barns, stables, and stalls.

Bed and Breakfast Establishment. A single-family residence containing guest rooms used for short-term rental accommodations, which provides meals for guests of the facility.

Building Site Area. The approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas.

Correlated Color Temperature (CCT). The specification of the color appearance of a light source, measured in Kelvin (K). CCT measures the "warmth" of a light source.

Disaster. An occurrence or event, either human-caused or by natural phenomena, that requires action by emergency response personnel to prevent or minimize loss of life or damage to property and/or natural resources. To qualify as a disaster, the destruction must be a result of a force or forces that were beyond the control of the subject property owners.

Exploratory Testing. Any activities such as drilling or excavation for the purpose of evaluating soil and/or hydrologic conditions, or geologic hazards to evaluate a site for allowable, potential development. This includes exploratory test holes for water wells, percolation testing for on-site wastewater treatment systems, the access road to the test site, and any other activity associated with evaluating a site for development.

Event Facility. A place of private or public assembly, either indoor or outdoor, that hosts functions which include, but are not limited to, weddings, receptions, wine clubs, banquets, anniversaries, meetings or conferences.

Gross Structural Area (GSA). The allowable residential floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas (including internal stairs), but does not include vent shafts, external stairs or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles. Cellars that are entirely below grade are excluded from GSA, as are crawl spaces or attics that do not qualify as habitable space.

Horse Boarding, Large. The maintenance and/or keeping of equines boarded with or without compensation as a primary use. Commercial boarding may include commercial training or riding of horses or other equines; or courses in horsemanship.

Horse Boarding, Small. The maintenance and/or keeping of equines owned by persons who are not owners or lessees of the lot or parcel upon which such actions are undertaken, boarded with or without compensation as an accessory use to a primary residential use.

Like-for-like Replacement. Replacement of structures that are in the same location, size, height, and bulk, and are covering the same building footprint as the previously existing legally-established structures.

Livestock. Any pig, pygmy pig, hog, cow, bull steer, sheep, goat, llama, alpaca, domestic fowl, or rabbit.

Riding Academies. Any establishment where horses are kept or maintained for the purpose of providing lessons or instruction in equestrianism, including but not limited to dressage and horse jumping.

Rural Inn. A facility containing guest rooms or cabins used for short-term rental accommodations, all of which have a separate entrance leading directly from the outside of the building, and which do not contain kitchen facilities.

S/P Ratio. The ratio of scotopic vision over photopic vision, each measured in lumens.

Stream. A topographic feature that at least periodically conveys water through a bed or channel having banks; this includes ephemeral streams, drainage courses, and watercourses having a surface or subsurface flow that supports or has supported riparian vegetation.

Vineyard. A plantation of grapevines that typically produces table grapes or grapes used in winemaking, except as otherwise delineated in this CSD.

Wetlands. An area of land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, with delineations following guidelines defined in the United States Fish & Wildlife Service Classification of Wetlands and Deepwater Habitats of the United States.

Wild Animal. A nondomestic, exotic, or dangerous animal, including, but not limited to, the following: wild/domestic animal hybrids, other mammals, wildfowl, fish, and reptiles.

Wildlife-Permeable Fencing. Fencing that can be easily bypassed by all species of wildlife found within the Santa Monica Mountains, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles, and birds.

Wireless Communication Facility. A ground-mounted or structure-mounted antenna, with any necessary appurtenance, such as an equipment box, cabinet, pedestal or vault. The facility is used to send or receive radio frequency transmissions for mobile or fixed telephone or data transmission service to provide wireless telecommunication services to the public; as may be described in the Communications Act of 1934, as amended by the Telecommunications Act of 1996, or as otherwise authorized by the Federal Communications Commission.

22.336.030 District Map

The boundaries of this CSD are shown on Figure 22.336-A: Santa Monica Mountains North Area CSD Boundary, at the end of this Chapter.

22.336.040 Applicability

A. General Applicability. Except as otherwise provided for in Subsections B and C below, the provisions of this ordinance shall apply to all projects that do not have a vested entitlement from the Department of Regional Planning prior to the effective date of this CSD.

B. Prior Legal Grading. Any amount of legal grading that has occurred on a lot or in connection with a project, prior to January 6, 2005 (the effective date of the

ordinance adding Sections 22.336.070.I.1 and I.5) shall not be counted toward the grading thresholds set forth in Sections 22.336.070.I.1 and I.5. Proof that such grading was legal shall be demonstrated to the Director at time of application for any relevant construction activity. Any grading on a lot, or in connection with a project or any subsequent project, which is undertaken at any time after January 6, 2005, other than grading completed for a project described in Subsection A, above, shall be counted cumulatively toward the grading thresholds set forth in Sections 22.336.070.I.1 and I.5.

C. Coastal Zone Boundary. When lots are divided by the Coastal Zone boundary, the use of that portion of a lot within the Coastal Zone shall be consistent with the Santa Monica Mountains Local Coastal Program and Local Implementation Plan, and the use of that portion within the Santa Monica Mountains North Area shall be consistent with the NAP and this CSD.

D. Relation to Significant Ecological Areas. The Santa Monica Mountains North Area will remain within a designated Significant Ecological Area (SEA) as defined by the County General Plan and shall be regulated by the standards contained within this CSD.

22.336.050 Application and Review Procedures

A. Additional Application Requirements. In addition to the procedures required by the Minor Conditional Use Permit (Chapter 22.160), Conditional Use Permit (Chapter 22.158), or Variance (Chapter 22.194), any discretionary application must include:

1. One (1) land use map which indicates the uses established on every lot and parcel of land shown within a 700-foot radius, in lieu of the 500-foot radius requested in the Application Checklist;
2. For all permits requiring notification by mail, the noticing radius shall be all parcels within a 700-foot radius from the subject parcel. In addition, if the 700-foot radius does not include a minimum of 15 parcels of real property, the radius shall be expanded until the owners of at least 15 parcels are included;
3. Proof of water availability for new or expanded residential development or other new development that requires water use; and
4. Proof of legal access for any new development that is not accessed directly from a public roadway.
5. Biological review, as deemed applicable by Subsection 22.336.050.B.

B. Biological Review. Applications deemed to require biological review must be filed and processed in compliance with the following requirements:

1. Biological Inventory.

a. Required for all ministerial review projects within habitat categories S2 and S3, unless a biological assessment per Subsection B.2 is otherwise required.

b. Application Materials Required.

i. A Biological Constraints Map (BCM) which identifies all sensitive biological resources on a parcel as defined by the most recent Department of Regional Planning Santa Monica Mountains North Area Biological Resources Assessment.

ii. A site plan which clearly displays each of the following:

(A) All of the proposed development, including on-site and off-site ground-disturbing activity or vegetation removal;

(B) Grading activity location, description, and quantities identified by cut, fill, import, export and when remedial and over-excavation is required;

(C) Areas to be re-vegetated or restored, including a plant identification list with the botanical and common names of all planting materials; and

(D) Location and square footage of decorative landscaping and crops, including proposed groundcover areas, shrub mass, and existing and proposed tree locations, for all common or open space areas not left in a natural state. Plant identification lists shall include botanical and common names of all planting materials;

(E) On-site open space preservation, as applicable; and

(F) Any trees on site as protected in Section 22.336.060.B (Trees).

c. Biological Inventory Consultation with the County Biologist.

i. All BCMs and other applicable application materials are to be reviewed by the Director in consultation with the County Biologist.

ii. A site visit shall be performed by the County Biologist to confirm the accuracy of BCM.

iii. If the biological inventory indicates the presence or potential for sensitive species or habitats, after consultation with the County Biologist, a further biological assessment may be required.

2. Biological Assessment.

a. Required for all projects in Habitat Category S1, any projects in S2 and S3 habitat categories which require discretionary review, or

ministerial review projects that the Director has determined to require further review of biological resources.

b. Application Materials Required.

   i. A Biological Constraints Analysis (BCA), prepared by a qualified biologist listed in the Significant Ecological Areas Technical Advisory Committee (SEATAC) Certified Biologist List maintained by the Department of Regional Planning, which assesses the biological resources on a project site and in the surrounding area. A comprehensive list of what should be included in the BCA is found in the BCA checklist to be maintained by the Department of Regional Planning.

   ii. Biota report that assesses the impacts to biological resources and potential mitigation measures, in consultation with the County Biologist

c. Site Visit.

   i. A site visit from the County Biologist is required to confirm the validity of the biological resources depicted on the BCM.

   ii. The site visit must be completed in the spring, unless a different time of year is recommended by the County Biologist based on the likelihood of finding particular sensitive species.

d. Biological Assessment Review by SEATAC. SEATAC serves as an expert advisory committee that assists the Department in assessing a project's impact on biological resources within SEAs.

   i. Rules and Procedure. The Director shall adopt rules and procedures necessary or convenient for the conduct of SEATAC's business as it relates to the Area Plan and CSD.

   ii. All biological assessments shall be reviewed by the SEATAC and a recommendation forwarded to the appropriate decision-making body.

   iii. SEATAC Review. SEATAC shall evaluate projects requiring a biological assessment as follows:

      (A) Rule on the adequacy of the materials submitted for biological inventory, biological assessment, and biota report if applicable;

      (B) Recommend redesign and/or mitigation measures to avoid, minimize, or mitigate impacts to biological resources; and

      (C) Recommend a determination of the compatibility of the development project and Section 22.336.060 (Biological Resources), including consideration of the following:

(1) The project's ability to comply with Section 22.336.060 (Biological Resources);

(2) The project's ability to mitigate impacts to biological resources through open space preservation;

(3) The project's ability to meet the findings of Section 22.102.080.D (Findings); and

(4) The project's avoidance of disturbance to regional habitat linkages.

22.336.060 Biological Resource Standards.

A. Biological Resources.

1. Habitat Categories. The Biological Resources Map of the Santa Monica Mountains North Area Plan prioritizes habitat into four categories that are applicable community-wide: S1, S2, S3, and S4. The Biological Resources Map depicts the general distribution of habitat categories; however, the precise boundaries of the various habitat categories on properties shall be determined by substantial evidence and a site-specific biological inventory and/or assessment required by Subsection 22.336.050.B. At no point shall the Biological Resources Map be considered a complete representation of which habitat category exists on a parcel. A general summary of the habitat categories is as follows:

   a. S1 Habitat: Habitat of limited distribution, particular rarity, or important habitat function. Habitat that supports the rarest and most sensitive resources often play essential roles in ecosystem function and is worthy of the highest-level conservation. Development shall be avoided unless no feasible alternatives exist.

   b. S2 Habitat: Intact, but broadly distributed habitat. Habitat that supports intact native vegetation communities, and which may include some rare species, but is otherwise adequately conserved in the North Area. Development may occur in areas with S2 habitat provided avoidance and minimization measures are implemented.

   c. S3 Habitat: Disturbed, non-native, and cleared habitat. Habitat that supports non-native and ruderal vegetation, disturbed, or cleared habitat that is expected to have lower habitat function than other natural habitats. Development will be less restricted in areas with S3 habitat.

   d. S4 Habitat: Developed and agricultural lands. Land that supports existing residential or commercial development, other facilities, or agricultural practices. Development is least restricted in areas with S4 habitat.

2. Status of Habitat Categories.

   a. Effect of Fire. Areas burned by fire where there is evidence that the areas consisted of habitat meeting the definition of S1, S2, S3, or S4 habitat before the fire shall be afforded the protections of the applicable habitat category.

   b. Effect of Natural Disaster or Illegal Development. Any area mapped as S1, S2, or S3 Habitat shall not be deprived of protection as that habitat category on the basis that habitat has been damaged or eliminated by natural disaster (e.g., wildfire, flooding, etc.), or impacted by illegal development or other illegal means, including removal, degradation, or elimination of species that are rare or especially valuable because of their nature or role in an ecosystem.

   c. Physical Extent. Where the County finds that the physical extent of habitats on a project site is different than those indicated on the biological resources map, the County shall make findings as part of its review process regarding the physical extent of the habitat categories and detailed justification for any classification or reclassification of habitat categories on the project site.

   d. Habitat Recategorization. If an applicant believes that their property is categorized incorrectly, they may request that the habitat status of the property be reviewed by the Department of Regional Planning. Materials which may be submitted include, but are not limited to, historical photographs, current photographs, and previous and current biological reports for the subject property. All materials will be reviewed by the County Biologist and may require a site visit before final approval. If approved, the Biological Resources Map maintained by the Department of Regional Planning shall be revised and the property shall be afforded the habitat protections to which it belongs.

   e. Habitat Non-Designation. Any area not designated as a habitat category on the Biological Resources Map (Figure 2 of the NAP) that meets the criteria of a habitat category shall be afforded all the protection provided for that habitat category in the NAP.

   f. Legally-Established Exclusions. Areas occupied by existing, legally established structures, agricultural uses, and animal containment facilities are excluded from S1 and S2 habitat categories. Additionally, maintained fuel modification and brush clearance areas for existing, lawfully established structures are also excluded from S1 and S2 habitat categories, with the exception of the areas subject to the minimal brush clearance measures that are required in riparian or woodland habitats (e.g., removal of dead wood). In the latter areas, the habitat maintains its biological significance, rarity, and sensitivity and shall be accorded all the protection provided for the S1 and S2 habitat categories.

3. Permitting Requirement.
    a. All projects located entirely in S1 habitat and projects in S2 and S3 habitats which require a biological assessment shall require a Significant Ecological Area Conditional Use Permit.
    b. Projects in S2 and S3 habitats which require ministerial review that the Director has determined to require further review of biological resources shall require a Conditional Use Permit.
    c. Notwithstanding Subsection A.3 above, development of single-family residences located within S2 Habitat shall require a Minor Conditional Use Permit.
4. Development Standards for Habitat Categories.
    a. New development shall be sited in a manner that avoids the most biologically-sensitive habitat on-site in the following order of priority – S1, S2, S3, S4 – while not conflicting with other NAP or CSD policies. Priority shall be given to siting development in S4 habitat, and outside of all areas that contain undisturbed native vegetation. If it is infeasible to site development in S4 habitat areas, development should be sited in S3 habitat.
    b. If there is no feasible alternative that can eliminate all impacts to S1 habitat, then the alternative that would result in the fewest or least-significant impacts shall be selected. Any development that would result in impacts to S1 habitat that cannot be avoided through the implementation of siting and design alternatives shall require a Significant Ecological Area Conditional Use Permit, pursuant to Section 22.336.050 (Application and Review Procedures) and subject to payment of Habitat Impact Fees.
    c. The development standards for habitat categories described herein are in addition to the development standards required in the underlying zone unless superseded by provisions in this CSD.
    d. All development approved shall be designed to avoid protected trees in accordance with Subsection 22.336.060.B.
    e. Wetlands. The diking, filling, or dredging of open waters and wetlands shall be prohibited except where it has been demonstrated that there is no feasible less-environmentally-damaging alternative and mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following uses:
        i. Wetlands-related scientific research, wetlands-related educational uses, nature study, or other similar resource-dependent activities;
        ii. Incidental public service purposes, including but not limited to, burying cables and pipes; and

iii. Wetland restoration projects when the primary purpose is restoration of the habitat.

f. Streams. Development shall be prohibited in streams, except where it has been demonstrated that there is no feasible less-environmentally-damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. Such development shall be subject to mitigation fees, be consistent with Section 22.336.060, and be limited to the following uses:

i. Necessary water supply projects;

ii. Flood protection where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development. Flood control measures shall not diminish or change any of the following: stream channel morphology, flow or infiltration capacity, or habitat values, including but not limited to fish passage. Channel redirection or hardening may be permitted only if all less-intrusive flood control efforts have been considered and have been found to be infeasible. Such less-intrusive measures shall include, but not be limited to, biostructures, vegetation, and soil bioengineering;

iii. Access roads, consistent with Section 22.336.070.B (Access Roads and Driveways); to a lawfully permitted use, only where all the following apply:

(A) There is no other feasible alternative to provide access to public recreation areas or approved development on a legal parcel;

(B) The stream crossing is accomplished by bridging;

(C) Bridge piers, columns, footings, abutments, and wing walls are located outside streambeds and banks, i.e. above the floodway and away from any flows;

(D) A shared bridge is used for providing access to multiple development sites;

(E) The bridge is the minimum size required to comply with Fire Department access development standards, and is designed to blend with the natural environment through the use of wood, stone, rocks, colored concrete, or similar materials for its construction;

(F) Removal of or other impacts to riparian vegetation are minimized to the greatest extent feasible;

(G) All feasible mitigation measures have been incorporated to minimize adverse environmental effects to the stream,

riparian habitat, and water quality. Mitigation for the removal of or permanent impacts to riparian habitat shall include, but not be limited to, restoration/enhancement of like habitat; and

(H) Culverts may be utilized for the crossing of minor drainages lacking all of the following: streambed; streambanks; and riparian vegetation, and where the culvert is sized and designed to accommodate flow during a 100-year storm, maintain the geomorphic function of the natural channel, protect habitat, provide passage for wildlife, protect water quality, and convey flood flows.

g. New development shall be clustered on site to the maximum extent feasible and the building site shall be limited, as required by Subsection 4.j below, to minimize impacts to natural habitat areas. All structures must be clustered within the approved building site area, except for animal containment facilities consistent with Subsection 22.336.070.E. The Director may determine that fewer structures are appropriate for a given site.

h. New development shall be located as close as possible to existing roadways, services and other developments to minimize impacts to habitat areas.

i. Where new development is approved in habitat categories S2, S3, S4, or partially within S1 habitat, the maximum allowable building site area (BSA) shall be up to 15,000 square feet based on parcel size, or 25 percent of the parcel size, whichever is less. For parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet. The restriction of the building site area to less than the maximum may be required if the Director determines that a smaller building site area would serve to avoid impacts to native vegetation, substantially minimize grading associated with the project, reduce the need for manufactured slopes, or reduce the need for retaining features (e.g., walls) visible from scenic areas, public trails, and public right-of-way and lands. The building site area cannot contain any portion of the parcel with slopes of 25 percent or greater. Other provisions of this CSD, including but not limited to the tree protection requirements may also require a smaller building site area.

i. For parcels located fully within S1 habitat, the maximum allowable building site area shall be 7,500 square feet, or 25 percent of the parcel size, whichever is less. The restriction of the building site area to less than the maximum may be

required if the Director determines that a smaller building site area would serve to avoid impacts to the S1 habitat.

ii. The following development may be excluded from the total building site area:

(A) The area of one access driveway or roadway that does not exceed 20 feet in width and 300 feet in length, and is the minimum design necessary, as required by the Los Angeles County Fire Department ("Fire Department");

(B) The area of one approved Fire Department turnaround that is the minimum design necessary to ensure safety and complies with Fire Department requirements, has the least impact to biological resources, and is not located within the approved building pad;

(C) Graded slopes exclusively associated with the access driveway or roadway and hammerhead safety turnaround indicated above;

(D) Grading necessary to correct hazardous geological conditions; and

(E) Fuel modification and off-site brush clearance area required by the Fire Department.

iii. Any project that proposes a Building Site Area exceeding the development guidelines in Section 22.336.070.J shall require a Variance pursuant to Section 22.336.050.

j. The allowable building site area may be increased for projects that qualify for participation in the incentive program set forth in Section 22.336.070.J.

k. The allowable building site area may be increased for projects that comprise two adjoining legal lots, if the existing lots are merged into one lot and one consolidated building site is provided with one access road or driveway, but in no event shall the total building site area exceed 15,000 square feet. These projects cannot also make use of the incentive program set forth in Section 22.336.070.J.

l. Development proposed in S1 habitat on a parcel with existing, legally established development shall be limited to the existing developed footprint of the parcel including fuel modification areas as set forth herein, and shall not increase fuel modification or brush clearance areas required by the Fire Department for the existing legal development.

m. New development in S1 and S2 habitat shall be sited and designed to minimize removal of native vegetation, required fuel modification, brush clearance, habitat disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety.

5. Nesting Birds. Where vegetation removal and/or construction is proposed in potentially suitable habitat areas for nesting birds during bird nesting season (typically February through August), a series of nesting bird surveys shall be conducted by a qualified biologist. The surveys shall start no more than 30 days prior to construction, and the final survey shall conclude no less than three (3) days prior to construction. Surveys shall detect any active bird nests in the vegetation to be removed and any other habitat within 500 feet of the construction area to avoid the take of a nesting bird, as required under State (Fish & Game Code section 3503) and federal law (Migratory Bird Treaty Act). The last survey shall be conducted within (3) three days prior to the initiation of clearance/construction. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.

   a. If an active songbird nest is located, clearing/construction within 300 feet shall be postponed until the nest(s) is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting.

   b. If an active raptor, rare, threatened, endangered, or species of concern nest is found, clearing/construction within 500 feet shall be postponed until the nest(s) is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting.

   c. Limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

   d. The project proponent shall provide the Department of Regional Planning the survey findings as well as documentation that all measures in compliance with applicable State and federal laws pertaining to the protection of native birds have been taken.

   e. If a nest is found as a result of surveys and avoidance of activities is not feasible during the nesting season, a qualified biological monitor is required to be present on site during all grubbing and clearing of vegetation. The biological monitor shall ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional

Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active bird nests.

6. Fencing and Walls.

   a. Wildlife-permeable fencing may be permitted in order to section off development features such as streets, trails, driveways, recreation areas, or animal keeping structures and where necessary for public safety or habitat protection or restoration. Such fencing shall be developed as follows:

      i. Fences shall be of an open design and made out of materials that are visible to wildlife, such as wood rail, steel pipe, vinyl rail, PVC pipe, recycled plastic, or coated wire;

      ii. The bottom edge of the lowest horizontal rail or board shall be no closer than 18 inches from the ground;

      iii. Except where a different height is stated, the top edge of the topmost rail (either horizontal or vertical) or board shall be no higher than 42 inches from the ground;

      iv. Fencing shall provide sufficient sight distance at driveways and intersections to the satisfaction of the Department of Public Works; and

      v. Fencing materials shall not be designed with materials harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, or razor/barbed wire. All hollow fence sign posts or posts with top holes, such as metal pipes or posts with open bolt holes, shall be capped and the bolt holes filled to prevent the entrapment of bird species.

   b. Non-wildlife-permeable fencing, walls or enclosures shall be permitted only within the approved building site area and outside of habitat categories S1/S2 except as otherwise permitted in this Chapter.

   c. The height and length of retaining walls shall be minimized. Retaining walls shall not exceed six feet in height and shall be constructed of materials, textures, veneers, and colors that are compatible with the surrounding landscape. Where feasible, long contiguous walls shall be broken into sections or shall include undulations to provide visual relief. Where more than one retaining wall is necessary, they shall be separated by a minimum three-foot horizontal distance; the area in front of and separating retaining walls shall be landscaped to screen them, unless otherwise screened by buildings. Terraced walls shall have a maximum cumulative height of 30 feet; no single wall may be over six feet in height.

7. Wireless Communication Facilities. Facilities shall not be sited in S1 unless they will be located on an existing or proposed utility pole in the public right-of-way. Facilities shall avoid or minimize impacts to S2 habitat areas and protected trees, consistent with all provisions of this CSD. If there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least-significant impacts shall be selected. Existing native vegetation shall be preserved where feasible, and disturbance of the existing topography of the site shall be minimized.

8. Mitigation Ratios. Mitigation is required for all impacts associated with development in S1 and S2 habitats, including encroachment of fuel modification zones and off-site brush clearance.

    a. Impacts to S1 Habitat. Mitigation for unavoidable permanent impacts to S1 habitat shall be provided, at a minimum, through the restoration and/or enhancement of like habitat type, at the ratio of 3:1 square feet of habitat to impacted area.

    b. Impacts to S2 Habitat. Mitigation for unavoidable impacts to S2 habitat shall be provided, at a minimum, through the enhancement of like habitat type, at the ratio of 2:1 square feet of habitat to impacted area.

    c. On-Site Mitigation. Priority shall be given to on-site restoration or enhancement, unless there is not sufficient area of disturbed habitat on the project site, in which case off-site mitigation may be allowed.

    d. Off-Site Mitigation. The County shall coordinate with other public agencies to establish priorities for off-site restoration and enhancement efforts, where appropriate in the Santa Monica Mountains, for proposed development projects lacking adequate on-site mitigation opportunities.

    e. Open Space Deed Restriction. The area of habitat to be restored shall be permanently preserved through the recordation of an open space deed restriction that applies to the entire restored area. The open space deed restriction shall be recorded free of prior encumbrances other than tax liens at the time the project is approved.

    f. Mitigation Completion. The habitat restoration and/or enhancement shall be carried out prior to or concurrently with construction of the approved development project. In any case, installation of vegetation and irrigation for the restoration and/or enhancement mitigation shall be complete prior to the issuance of certificate(s) of occupancy for any structure(s) approved in the required permit.

9. Habitat Restoration.

a. Voluntary Restoration. Where a project consists solely of habitat restoration with the primary purpose to improve or enhance biological resources and habitat function that is not required as direct mitigation for an approved permit, a Restoration Permit shall be required.

b. Project-Related Restoration. Restoration shall comply with the requirements of the permit authorizing the project.

c. Unpermitted Habitat Removal. Where habitat has been removed or continually damaged without an approved required permit, a Restoration Permit and a mitigation as outlined in Subsection 8 above shall be required.

d. Habitat Restoration Plan. A plan that delineates the process of habitat restoration to return the habitat to a close resemblance of its condition prior to disturbance. A restoration plan shall be prepared by a biologist or restoration ecologist, and includes the following:

i. Description and map of the area proposed to be restored or enhanced;

ii. Description of restoration or enhancement activities, including incidental activities, and their timeline;

iii. An inventory of biological resources onsite, including an evaluation of existing and pre-disturbance habitat quality;

iv. Statement of restoration goals and performance standards;

v. Revegetation and restoration methodologies to be implemented; and

vi. Maintenance and monitoring provisions, including a monitoring period of no less than five years for individual restoration projects.

10. Habitat Impact Fees. The Department shall, at a future time, prepare a habitat impact fee study to determine appropriate fees to adequately compensate for adverse impacts to S1 or S2 habitat. After the habitat impact fee is implemented, project applicants may provide this fee amount to a mitigation sponsor, such as another government/public agency, as approved by the Department, in lieu of providing the required compensatory mitigation listed above. At such time that the Department conducts the habitat impact fee study, mitigation fees will be set for impacts within each habitat category.

B. Trees. Except as otherwise permitted in Subsection 3 below, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree species specified in a protected native tree list titled, "Protected Trees in the Santa Monica Mountains," which is to be maintained by the Department.

1. Definitions.
    a. “Encroachment”, as used in this CSD, shall mean an intrusion, disturbance, or construction activity within the protected zone of a tree.
    b. "Protected zone", as used in this CSD, shall mean that area within the dripline of a tree and extending therefrom to a point at least five feet outside the dripline, or 15 (fifteen) feet from the trunk, whichever is greater.
    c. “Trim” or “Prune”, as used in this CSD shall mean the cutting of or removal of any limbs, branches or roots of trees.
2. Protected Trees.
    a. Native Trees. Trees native to the Santa Monica Mountains North Area, as specified in a list held by the Department, shall be protected under the provisions of this Chapter if their trunk meets or exceeds the diameter listed in the “Protected Trees in the Santa Monica Mountains” document, measured at 54 inches above natural grade, except as otherwise outlined in this subsection.
    b. Oak Trees. Any tree or shrub of the oak genus (*Quercus sp*.), with a diameter of at least six (6) inches, as measured 54 inches above natural grade; any tree or shrub of oak genus having two or more trunks that measure a total of at least eight (8) inches in diameter at 54 inches above natural grade. Oak trees shall be subject to the protections, requirements and mitigation ratios of Chapter 22.174 – “Oak Tree Permits.”
    c. Mitigation or Replacement Trees. Any tree that has been provided as a replacement tree required in accordance with a County-approved permit shall be protected under the provisions of this Chapter.
    d. Heritage Trees. A heritage tree located on a Native Tree List held by the Department is considered irreplaceable because of the tree’s rarity, size, shape, and/or prominent location within a community or landscape and must have a single trunk that measures 36 inches or more in diameter or two trunks that collectively measure to 54 inches or more in diameter; or for trees with unnaturally enlarged trunks due to injury or disease (e.g., burls and galls), the tree must be at least 60 feet tall or 50 years old. Age shall be determined from historical accounts, photographs, or associations with historic structures; age shall not be determined by growth ring counts in cores taken from the edge to the center of the tree.
        i. A Conditional Use Permit shall be required to remove any heritage tree.

ii. Any application for development shall be accompanied by a signed statement by the property owner or authorized agent which discloses whether any trees of heritage size exist on the property and describes on the plans associated with the application the location of each such tree, its species, trunk size and drip line area.

e. Historic Trees. A non-native tree(s) may receive protected status through designation as a historic tree. A non-native tree can be nominated to become a designated historic resource via discretionary review, subject to approval and the following requirements:

i. The tree has been identified as a historic resource by the County; or

ii. The tree is listed or determined eligible for listing in the California Register of Historic Resources and/or National Register of Historic Places; and

iii. The tree must be associated with events or person that made a significant contribution to the history of the County, California, or the nation, or the location of the tree is associated with a historically significant view or setting.

3. Tree Maintenance. Tree maintenance that is limited to removal of dead wood, trimming or pruning of branches not to exceed two inches in diameter and 25 percent of live foliage within a two-year period, and which does not adversely affect the health of the tree, shall not require permitting pursuant to Subsection 6. All tree maintenance shall be performed in a manner that ensures the continued health of a protected tree, in accordance with guidelines published by the National Arborists Association. Should excessive maintenance, trimming or pruning adversely affect the health of the tree, a Protected Tree Permit or Conditional Use Permit will be required as prescribed in this Chapter.

4. Tree Relocation(s). Tree relocations pose a potential danger to the health or survival rate of a tree. Any tree relocation in this CSD shall therefore be processed as a removal, and shall not be counted toward the required mitigation ratio for trees located in Subsection 11 below.

5. Bird Nesting. Any tree maintenance, encroachment or removal activities, or construction activities, near a tree suitable for nesting bird habitat shall follow all regulations located in Section 22.336.060.A.5.

6. Mitigation Ratios. The mitigation ratios for various impacts to protected trees are provided in Table 22.336-A (Protected Trees Mitigation Ratios). Mitigation ratios may be increased depending on the review type and any associated hearings. All mitigation trees shall be monitored for a period of seven years. If at any time during that period mitigation trees are destroyed as a result of natural disaster, any destroyed mitigation trees

must be replaced and the mitigation period shall continue from the date of the original approval.

TABLE 22.336-A: PROTECTED TREES MITIGATION RATIOS			
Impact		***Permit***	***Mitigation Ratio (Number of native replacement trees required to plant for every 1 tree impacted/removed)***
Pruning	Up to 25%; ≤ 2-inch branch diameter		
	More than 25%; > 2-inch branch diameter	Protected Tree Permit	
Encroachment	Up to 10% encroachment into protected zone; maximum 4 trees	Ministerial Site Plan Review	None
	11-30% encroachment into protected zone	Protected Tree Permit	2:1
	More than 30% encroachment into protected zone	Processed as Removal (see below)	
Removal	Removal of 1 protected tree (under heritage size), excluding oak trees	Ministerial Site Plan Review	
	Removal of 2 protected trees (under heritage size), excluding oak trees	Protected Tree Permit	2:1
	Removal of 3 or more protected trees (under heritage size), excluding oak trees	Conditional Use Permit	
	Removal of any protected tree with a trunk diameter of 36-54”	Conditional Use Permit	5:1
	Removal of heritage or historic tree(s)	Conditional Use Permit	10:1

7. Exemptions.
    a. Emergency Tree Removals.

i. An "emergency" tree removal shall be defined as a situation that requires an immediate response and which there is no time to apply for and obtain a Protected Tree Permit or Conditional Use Permit to remove.

ii. "Emergencies" include situations in which a protected tree within 200 feet of an existing structure or adjacent to an existing access way is an immediate threat to public safety, public property, or utilities. It also includes a tree that has been irretrievably damaged or destroyed due to catastrophic events such as flood, fire, wind, lightning, earthquake, landslide, drought, pests, or disease, as determined after visual inspection by a licensed forester with the County Fire Department – Forestry Division, where the continuing presence of the tree is an immediate danger to public safety. The Director may consider cases of emergency due to infestation or disease that threaten surrounding trees, in consultation with the Department Biologist and the County Fire Department – Forestry Division.

iii. Emergency situations shall be determined, verified and granted by the County Fire Department – Forestry Division in consultation with Department biologists.

iv. All emergency removals shall require a mitigation ratio of a 1:1 replacement of a replacement tree of the same species to that which was removed. A Zoning Conformance Review to verify the location of the replacement tree and documentation from the County Fire Department – Forestry Division of the emergency tree removal shall be submitted.

b. Public Utility Projects. A Zoning Conformance Review will first need to be obtained from the Department before the removal of any tree for emergency actions as defined in Subsection 7.a.i by a public utility necessary to protect or maintain essential components of an existing utility or transmission system.

8. Application Procedures for Protected Trees. The following types of review are required for specific impacts to protected trees:

a. Oak trees (*Quercus sp.*), shall be subject to the application and permitting requirements of Chapter 22.174 "Oak Tree Permits" at the protected diameters described in Section 22.336.060.B.2.b, above.

b. A Ministerial Site Plan Review shall be required for the following impacts, and pursuant to all requirements of Chapter 22.226:

i. Encroachments of no more than 10% into each trees' protected zone, up to four trees, in conjunction with the use of

a single-family residence listed as a permitted use in the zone; and

ii. Removal of up to one protected tree listed in the "Protected Trees in the Santa Monica Mountains" list, excluding oak trees.

c. A Protected Tree Permit shall be required for any of the following impacts, and pursuant to all requirements of Chapter 22.228:

i. Pruning or trimming of protected trees in excess of 25 percent of live foliage for one or more trees;

ii. Encroachments of up to 30% into a tree's protected zone. Any encroachment of more than 30% into the protected zone of a tree shall be processed as a tree removal; and

iii. Removal of up to two protected trees. A removal of any native tree in the "Protected Trees in the Santa Monica Mountains" list with a trunk diameter of 36 inches at 54 inches above natural grade, shall require a Conditional Use Permit.

d. A Conditional Use Permit shall be required for any of the following impacts, and pursuant to all requirements of Chapter 22.230:

i. More than two removals of any combination of native trees listed in the "Protected Trees in the Santa Monica Mountains" list;

ii. A removal of any native tree with a trunk diameter of 36 inches at 54 inches above natural grade; and

iii. Removal of any tree designated as a heritage tree or historic tree.

e. Tree Standards as Part of Another Permit. Any encroachment or removal of a protected tree that is part of a larger project that requires a discretionary review permit (Protected Tree Permit or Conditional Use Permit) shall not require an additional permit for encroachment or removal. Instead, the encroachment or removal of a protected tree shall be considered as part of the discretionary review permit pursuant to all requirements of Section 22.336.050 (Application and Review Procedures).

9. Application Materials. In addition to the specific review type listed above, these additional application materials must be included for encroachments or removals of protected trees:

a. Proposed areas to be landscaped and/or irrigated, proposed construction, excavation, and/or grading. Where a change in grade is proposed, the change in grade within the protected zone of each plotted tree shall be specified;

b. Proposed and existing land uses, location of all surface drainage systems;

c. The location of all protected trees proposed to be removed and/or encroached within 200 feet of proposed construction, grading, landfill or other activity. Each tree shall be assigned an identification number on the plan, and a corresponding permanent identifying tag shall be affixed to the north side of each tree. These identifications shall be utilized in the tree report and for physical identification on the property where required. The protected zone shall be shown for each plotted tree;

d. Location and size of all proposed replacement trees;

e. Other development features which the Director deems necessary to process the application;

f. A protected tree report prepared by a certified arborist, acceptable to the Director and County Forester, and certified to be true and correct, which describes each tree shown on the site plan, and shall contain the following information:

i. The name, address and telephone number during business hours of the preparer;

ii. Evaluation of the physical structure of each tree as follows:

(A) The circumference and diameter of the trunk, measured four and one-half feet (54 inches) above natural grade;

(B) The diameter of the tree's canopy, plus five feet, establishing the protected zone;

(C) Aesthetic assessment of the tree, considering factors such as but not limited to symmetry, broken branches, unbalanced crown, excessive horizontal branching; and

(D) Recommendations to remedy structural problems where required;

iii. Evaluation of the health of each tree as follows: Identification of insect pest and diseases, evaluation of vigor with health rating and recommendations to improve tree health;

iv. Prior to approval of a permit, the Director shall refer a copy of the applicant's tree report to the County Forester. In consultation with the County Biologist, the County Forester shall review said report for the accuracy of statements contained therein, and shall make inspections on the project site. Such inspections shall determine the health of all such trees on the project site and other factors as may be necessary and proper to complete the review; and

v. The County Forester and/or County Biologist may at their option also suggest additional conditions for use by the hearing officer or the Director or Commission;

g. Identification of those trees shown on the site plan which may be classified as heritage or historic trees; and

10. Findings. In addition to the materials required for Type II and Type III reviews as listed in Division 9 of this Title, an application may be approved only if the following findings are made:

a. That any proposed construction will be accomplished without endangering the health of the remaining trees within the potential impact area of the development, or in the vicinity;

b. That the removal of the tree(s) proposed will not be contrary to or be in conflict with the intent and purpose of the protected tree permit procedure;

c. That the removal of the tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters, or subsurface waters, which cannot be satisfactorily mitigated; and

d. The required action is necessary: (1) to allow reasonable economic or other enjoyment of the property; and (2) there is no other feasible design alternative that would avoid impact to the tree(s); and

e. That in addition to the above facts, at least one of the following findings apply:

i. That the removal of the tree(s) is necessary as the continued existence of the tree(s) at present location(s) impedes the planned improvement or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the existing location of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized;

ii. That the condition of the tree(s) proposed for removal with reference to disease, pest or danger of falling is such that it cannot be remedied through preservation practices;

iii. That the removal of the tree(s) proposed will not be contrary to or be in conflict with the intent and purpose of the protected tree permit procedure; or

iv. That the tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s).

11. Additional Conditions Imposed. The Director, Hearing Officer or Commission, in approving an application for a Protected Tree Permit

shall impose such conditions as are deemed necessary to ensure that the permit will be in accord with the findings required by Subsection 10. These conditions may involve, but are not limited to, the following:

a. The replacement of protected trees shall be required for all removals or relocation of protected trees. Replacement shall be with trees of a suitable type, size, number, location and date of planting. In determining whether replacement should be required, the Director, Hearing Officer or Commission shall consider but is not limited to the following factors:

   i. The vegetative character in the surrounding area;

   ii. The number of protected trees which are proposed to be removed in relation to the number of such trees currently existing on the subject property;

   iii. The anticipated effectiveness of the replacement of protected trees, as determined by the tree report submitted by the applicant and evaluated by the County Forester and County Biologist;

   iv. The development plans submitted by the applicant for the proposed construction or the proposed use of the subject property;

   v. The relocation of trees approved for removal shall not be classified as a mitigation for replacement trees;

   vi. Unless a more biologically appropriate species is identified by the County Biologist, required replacement protected trees shall be the same genus and species as their corresponding removed/encroached trees in the protected tree permit or CUP and follow mitigation ratios detailed in the next section. Each replacement tree shall be the smallest size likely to survive or larger, as determined by the County Biologist;

   vii. Replacement trees shall be properly cared for and maintained for a period of seven years and replaced by the applicant or permittee if mortality occurs within that period;

   viii. Where feasible, replacement trees should consist exclusively of native trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties; and

   ix. Replacement trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the trees were removed. The process of replacement of trees shall be supervised in the field by a certified arborist.

b. A plan for preserving Protected Trees on the subject property during and after development, such as, but not limited to, the following requirements:

i. The installation of chain-link fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the Director or the County Forester;

ii. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the Director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the County Forester the implementation of all conditions imposed in connection with the applicant's permit;

iii. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment;

iv. That the trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a non-corrosive all-weather material and shall be permanently affixed to the tree. All tree locations shall be accurately depicted on the site plan;

v. That corrective measures for trees noted on the tree report as requiring remedial action be taken, including pruning, fertilizing and similar actions;

vi. That, to the extent feasible as determined by the Director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure; and

vii. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which a protected tree permit is required unless a copy of the tree report, location map, fencing plans, and approved protected tree permit and conditions are in the possession of a responsible person and also available at the site.

12. Noticing. Noticing for the removal of any protected tree shall be required for all review types. Noticing shall be required for all parcels within a 1,000-foot radius of project site. If the 1,000-foot radius does not include a minimum of 15 parcels of real property, the radius shall be expanded until the owners of at least 15 parcels are included. Oak trees will be subject to the noticing requirements of Chapter 22.174 - “Oak Tree Permits”.

13. Enforcement. In interpreting the provisions as they apply to this Chapter, each individual tree cut, destroyed, removed, relocated or damaged in violation of these provisions shall be deemed a separate offense.

22.336.070 Community-Wide Development Standards.

A. Prohibited Uses. The following uses are prohibited in all zones throughout the Santa Monica Mountains North Area Community Standards District:

a. Cemetery, as defined in Title 22;

b. Guest ranch, as defined in Title 22;

c. Hotel, as defined in Title 22;

d. Waste disposal facilities, as defined in Title 22;

e. Wild animals;

i. The keeping of wild animals, either individually or collectively for private or commercial purposes shall be prohibited;

f. Outdoor dance pavilions;

i. The establishment or expansion of any structure, portion of a structure, or designated outdoor area that is used as a primary or accessory use to host or accommodate special events not otherwise permitted by a license or conditional use permit, and the use of which often involves amplified music or other noise-generating uses, including weddings, parties, or other gatherings, shall be prohibited;

g. Heliports, helistops, as defined in Title 22, and any site or facility that is used for the takeoff and landing of aircraft (commonly known as helipads and landing strips);

i. All heliports, helistops, helipads and landing strips shall be prohibited, with the exception of publicly-owned or operated helipads and helistops, which may be allowed on public or private land where needed for emergency services, and consistent with all applicable policies of the Santa Monica Mountains North Area Plan and Title 22. Any new public helipads needed for emergency services shall be located in a manner that limits noise impacts on residential areas and public parklands, minimizes alteration of the existing topography, and minimizes vegetation removal.

B. Access Roads and Driveways. These provisions apply to access roads that are wholly new, incorporate any portion of an existing access road, or require the widening, improvement or modification of an existing, lawfully constructed road to comply with Fire Department access development standards.

a. No more than one access road or driveway with one hammerhead-type turnaround area providing access to the one approved development area may be permitted as part of a development permitted in Habitat

Categories S2-S4 unless the Fire Department determines that a secondary means of access is necessary to protect public safety.

b. An access road or driveway shall only be permitted concurrently with the use it is intended to serve, except for the approval of geologic testing roads pursuant to Section 22.336.070.G (Exploratory Testing).

c. Grading, landform alteration, and vegetation removal for access roads and driveways shall be minimized to the greatest extent feasible. The length of the one access road or driveway shall be the minimum necessary to provide access to the one approved building site area on a legal parcel. The alignment and design of the access road or driveway shall avoid impacts to S1 and S2 habitat, or if avoidance is not feasible, shall minimize such impacts. In no case shall new on-site or off-site access roads or driveways exceed a maximum of 300 feet or one-third the parcel depth, whichever is less, unless the County finds, based on substantial evidence, that a variance of this standard is warranted, in accordance with the requirements of Chapter 22.194 (Variance). In addition to the required findings set forth in Chapter 22.194 (Variance), findings shall be made that alternative building sites, access road, or driveway locations within the property or project have been considered and eliminated from consideration because each alternative was found to be physically infeasible, less protective of scenic resources or S1 and/or S2 habitat areas, or has the potential for substantial habitat destruction if any such alternative site or driveway location is used;

d. The width and grade of an access road or driveway and the size of the hammerhead turnaround approved shall be the minimum required by the Fire Department for that development project; and

C. Bed and Breakfast Establishments. Bed and breakfast establishments on a lot having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character. In addition to the conditions imposed pursuant to Section 22.158.060 (Conditions of Approval), the following development standards shall be conditions of each grant, unless otherwise modified by the Hearing Officer:

a. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

b. The facility shall contain no more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures;

c. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guest in any calendar year;

d. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility;

e. There shall be one on-site parking space, which may be uncovered, served by an all-weather driveway, for each guest room available for paying guests;

f. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted; and

g. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed six square feet in sign area or 12 square feet in total sign area respectively, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

D. Development Moratorium for Non-Compliant Properties. When a cease-and-desist order, notice of violation, or CUP revocation has been issued or recorded for a property by any County agency, the Director may set the matter for a public hearing before the Commission to consider a five-year ban on filing any new application or acting upon any application for the subject property. In such case, all procedures relative to notification, public hearing, and appeal shall be the same as for a CUP. Following a public hearing, the Commission may place up to a five-year ban on filing any applications, but may exempt emergency permits and/or permits deemed by the Director as necessary for the subject property to address a violation, cease-and-desist order, or permit revocation on the property. If approved, the ban period shall commence from the date of the hearing. The Director shall record the terms of such ban in the office of the County Recorder.

E. Equestrian Facilities.

1. Area requirements for equestrian facilities, which includes large and small horse boarding facilities and riding academies:

   a. The minimum parcel size for equestrian facilities shall be one acre.

   b. Parcels under one acre shall refer to Section 22.140.070 – "Animal Keeping, Noncommercial or Personal Use".

   c. The number of equines permitted per lot shall be limited to one per 5,000 square feet of lot area.

2. Small horse boarding shall meet the following requirements:

   a. Up to a maximum of 20 equines, including any equines owned by the owner or lessor of the property, may be permitted as small horse boarding.

   b. Training of horses shall be limited to horses owned by the property owner or boarder. No commercial or business uses, including, but not limited to, training, riding of horses or other equines, trail riding, or courses in horsemanship are allowed except as otherwise permitted by this Chapter.

3. All existing, legally established equestrian facilities may continue operation under the development standards in place at the time of establishment, subject to compliance with the Best Management Practices (BMPs) outlined in Subsection E.5.g below. Equestrian facilities that are not in compliance with Subsection E.5.g shall be deemed as a legal non-conforming use.
    a. All equestrian facilities must come into compliance with Subsection E.5.g within five years of the effective date of this CSD. To prove conformance the applicant shall show under a Ministerial Site Plan Review, and subject to the approval of the Director, compliance with the requirements set forth in Subsection E.5.g.
4. For any portion of a legal non-conforming equestrian facility undergoing an addition or expansion, the entirety of the existing and proposed structure and site will require review and approval pursuant to Subsection E.3 above, as well as code and permitting requirements.
5. All equestrian facilities must comply with the following requirements, except as otherwise described in Subsection E.3. above:
    a. All animal living quarters shall be located not less than 35 feet from any street or highway or from any building used for human habitation;
    b. Animal containment facilities, animal living quarters, and accessory structures are not permitted in S1 habitat area;
    c. All animal containment facilities and animal living quarters shall be a minimum of 100 feet away from all S1 habitat areas. The facilities shall be a minimum of 100 feet from the outer edge of any riparian habitat or natural drainage course. If the minimum setback is not feasible for new or a proposed expansion of animal containment facilities for equines, the facility may apply for a Minor Conditional Use Permit subject to Section 22.336.050.B and must meet the buffering standards of Subsection E.6 below;
    d. The siting and design of animal containment facilities and animal living quarters shall be consistent with the slope and habitat protection requirements of this CSD;
    e. Fencing for all animal containment facilities shall be no more than six feet in height, unless required to be taller by Los Angeles County Animal Control or California Department of Fish and Wildlife, and shall be consistent with Section 22.336.060.A.6. However, fencing for the direct control and safety of animals, such as exercise pens, that do not exceed a 60-foot diameter may be non-wildlife permeable only where it is demonstrated, pursuant to a site-specific evaluation, that the layout and extent of the fencing will not significantly impede wildlife movement through a property or through the surrounding area;

f. Submittal of and compliance with an animal waste management plan, including:

   i. A scaled site plan depicting all animal containment facilities and animal living quarters, manure storage facilities, and vehicular access. The plan should also delineate all site drainage, adjacent or onsite watercourses and/or areas which hold or circulate water (i.e., lakes, ponds, pools, etc.);

   ii. Volume of waste material generated per day. This includes manure, spilled feed, and used bedding; and

   iii. The waste management plan must be in substantial compliance with Best Management Practices listed in Subsection g. below.

g. Best Management Practices (BMPs).

   i. Equestrian raising, training, breeding, and boarding operations shall use BMPs in a manner that avoids harm to other organisms, and protects air, soil, and water quality.

   ii. The following BMPs shall be depicted on a site plan as well as implemented for all equestrian facilities:

      (A) Runoff shall be diverted, with a berm or other such measure, around holding pens, waste storage or disposal areas, or areas containing compost, fertilizer, amended soil products, and any other byproducts of livestock activities;

      (B) The roots and trunks of protected trees situated within existing animal containment facilities shall be protected from equine damage with loosely-fitted chain-link or plastic mesh fencing, pipe corral fencing, treated wood boxes, or other material deemed suitable by the Department Biologist. New or expanded animal containment facilities shall be sited outside of the protected zone of individual oak trees or other protected trees, consistent with the provisions of Section 22.336.060.B (Trees);

      (C) Manure, waste, oils, chemicals, fertilizers, and other noxious materials shall be stored inside a structure or in a covered container with an impervious bottom surface and shall be stored away from any underground water source used for human consumption to the maximum extent possible. Stockpiling on the ground is not permitted. Waste shall be stored at least 100 feet from all S1 habitat, streams, and natural drainage courses;

(D) Filter strips, natural vegetation, gravel, sand, or other similar materials shall be used along the periphery of corrals, pens, animal showers, and waste containment areas to absorb and treat runoff from animal facilities; and

(E) Sediment-holding ponds may incorporate phytoremediation techniques to assist in filtering runoff, such as bioswales or rain gardens.

iii. The following operational BMPs must be implemented by all equestrian facilities:

(A) Runoff, waste, and waste byproducts from animal containment facilities shall be regularly collected, contained on the parcel, and disposed of in an approved manner;

(B) Equestrian facilities shall not discharge sediment, animal waste, or polluted runoff onto any public road, adjoining property, or into any S1 habitat, S2 habitat or stream/drainage course;

(C) Stockpiled dirt shall be protected from wind and water erosion by using tarps and/or jute netting to cover the pile;

(D) No burning of waste or other materials shall be allowed;

(E) All manure, soiled bedding, and spilled feed shall be collected a minimum of once per week. Wet spots shall be dried as much as possible by raking and/or adding absorbent material. Manure deposited in wet areas should be collected immediately. Shady areas shall be cleaned daily;

(F) Maintain good air circulation and exposure to sunlight in animal containment areas. This will include weed abatement and removal of all refuse and waste materials as described above;

(G) Any additional measures that may be necessary to further control fly and other insect populations; and

(H) All operations shall have a contingency plan for equipment breakdown, adverse weather conditions, staffing absences, and other unforeseen circumstances.

6. Buffering standards for new and expanded animal containment facilities less than 100 feet from S1 habitat.

a. A buffer zone between S1 Habitat Area, drainage courses, streams, rivers, and an equestrian facility shall be established to mitigate any

potential impact. The buffer zone shall include native vegetation, bioswales, or other appropriate features as determined by the Department Biologist.

b. Site design must demonstrate that all runoff and drainage will be directed away from S1 habitat, drainage courses, streams, rivers, and other sensitive receptors.

c. Non-wildlife-permeable fencing shall not be allowed within 100 feet of S1 habitat.

d. If the above standards cannot be met, a variance may be requested and a biological resources assessment must be completed and be reviewed by SEATAC prior to any decision by a decision-making body.

F. Event Facilities.

1. Permit Required. A Conditional Use Permit (CUP) is required to establish, maintain or operate an event facility. Permitted zoning for event facilities is listed in Section 22.336.080.

2. A property that is currently maintained as a single-family residence shall not be eligible to establish an event facility.

3. Amortization for Existing Outdoor Dance Pavilions and Event Venues. All properties that currently operate as outdoor dance pavilions or other event venues that have not received a discretionary permit for an event facility shall be considered non-conforming as of the effective date of this ordinance and must obtain a Conditional Use Permit to operate as an event facility. All outdoor dance pavilions are subject to the standards described in this Chapter and must reach compliance and obtain a Conditional Use Permit within three (3) years of the effective date of this ordinance, or else all event operations must be discontinued or removed by that date.

4. Development and Operational Standards.

a. Parcel Size. The minimum development site required shall be regulated by zone as defined in Section 22.336.080.

b. Maximum Occupancy.

i. The maximum number of attendees for any given event is limited to 200 persons including, but not limited to, any event staff, caterers, photographers, and vendors.

ii. The maximum number of persons permitted at an event venue may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission.

c. Setbacks.

i. An event facility shall be located no closer than 2,000 feet to another event facility, as measured between nearest respective parcel boundaries.

ii. All development and activity areas related to the event facility shall be set back not less than 150 feet from the edge of the right-of-way when located on scenic highways or on roads designated by the NAP as scenic routes.

iii. Any activity area that will include the use of outdoor amplified sound or music shall be setback not less than 100 feet from any property line.

iv. Existing trees, bushes, shrubs and other vegetation within such set back areas shall be protected and preserved in compliance with Section 22.336.060.

v. For those areas where the event facility would be visible from a property line or right-of-way, the setbacks specified above shall contain landscaping on all disturbed land.

d. Parking Options and Transportation.

i. Unless adequately screened, parking must be designed so that headlights of parked cars are facing inward toward the property and are not directed onto adjacent properties or sensitive habitat.

ii. Parking areas should be selected to maximize the distance from adjacent residences.

iii. The applicant must submit a parking and transportation plan that demonstrates adequate parking or transportation is provided for all staff and guests so that traffic flow will not adversely impact the neighborhood. The parking and transportation plan may include any combination of the following:

(A) On-site parking in accordance with the requirements of Table 22.112.060-A for entertainment, assembly, and dining uses;

(B) Shuttle service that transports guests directly to/from nearby parking or accommodations within the area;

(C) Valet parking, which may include tandem parking spaces; and

iv. If on-site parking is provided for the event, management of vehicle ingress/egress shall use traffic controllers on the property and at nearest intersections to prevent on-street queuing.

e. Access. The public and private roads providing access to the subject property meet necessary standards to provide safe and adequate access, or said standards have been amended by conditions of project approval to satisfy the access requirements. Consideration shall be given to the event facility's access to two means of access to a highway.

f. Noise.

   i. Event facilities shall abide by the ambient noise standards set forth in Subsection L.

   ii. All outdoor amplified sound must cease at 8:00 pm nightly, unless otherwise modified by CUP.

   iii. Layout for sound amplification systems shall ensure that all speakers are directed away from adjacent residences and any adjacent S1 habitat. The backside of all speakers shall be wrapped in sound attenuation blankets.

   iv. Location of foot traffic corridors between event location, food and beverage services areas, restrooms, and parking areas should be selected to maximize the distance from adjacent residences.

   v. Contact information for the on-site event supervisor(s) shall be available to residences within 2,000 feet of the event facility for questions or concerns during event operations. Calls should be returned within 30 minutes during the event, and within 24 hours before and after the event to answer questions and handle complaints. Documentation of the complaint and resolution shall be maintained and provided to the Department of Regional Planning when requested.

   vi. Temporary sound abatement structures along site perimeters may be required if the Director determines that noise issues are persistent and avoidable. Sound abatement walls shall be a minimum of 10 feet in height and reduce noise to a minimum of 10 A-weighted decibels (dBA).

   vii. Increased setbacks and site and building design shall be first implemented to reduce noise levels at the property line before construction of noise barriers is considered.

g. Lighting.

   i. This subsection shall employ the definitions listed within the Rural Outdoor Lighting District (Chapter 22.80).

   ii. All exterior lighting shall have the light source fully shielded.

   iii. No glare shall be visible when viewed from adjoining parcels and public rights-of-way.

iv. Holiday lights are permitted, as long as they are not flashing or otherwise sequenced.

v. Any lighting within a temporary structure, such as a tent or canopy, is exempt, provided that the structure fully shields all lamps.

vi. Flood lights are prohibited.

h. Alcohol. Alcohol service shall comply with all Alcoholic Beverage Control (ABC) regulations.

i. Security.

i. A licensed private security company shall be contracted for all events with more than 50 attendees to ensure that staff are able to respond to security needs of the event and surrounding environment.

ii. Security duties may include ensuring compliance with noise standards, that no fire or flame exist on-site, and compliance with the event parking and transportation plan to prevent intoxicated drivers.

j. Sanitation. All event facilities must be equipped with permanent sanitation facilities to the satisfaction of the Department of Public Health.

k. Evacuation Plan. An evacuation plan approved by the Los Angeles County Fire Department and Sheriff shall be in place to safely evacuate all guests and staff members in the event of an emergency without inhibiting neighboring residents' ability to safely and quickly evacuate.

5. Additional Findings for Event Facility Conditional Use Permit. In addition to the conditions imposed pursuant to Section 22.158.060 (Conditions of Approval), the following shall be conditions of each grant, unless otherwise modified by the decision-making body:

a. Parking and transportation plan must determine that adequate transportation is provided for all guests and that roadways are not unduly burdened if alternative transportation (e.g. shuttle service) is not provided; and

b. The facility shall be sufficiently designed or isolated so that noise from any event does not exceed ambient noise levels from the property line nearest to adjacent residences or S1 habitat area.

G. Exploratory Testing.

1. Property in any zone may be used for exploratory testing, provided that a Minor Conditional Use Permit has first been obtained and while such

permit is in full force and effect in conformity with the conditions of such permit.

a. Access for exploratory testing shall use existing roads, or track-mounted drill rigs, where feasible. Where there is no feasible access, a temporary access road may be permitted when it is designed to minimize length, width, and total grading to that necessary to accommodate required equipment. All temporary roads shall avoid S1 habitat. All such temporary roads shall be restored to the maximum extent feasible, through grading to original contours, re-vegetating with locally-indigenous vegetation to the project site, and monitoring to ensure successful restoration.

b. Grading for temporary roads necessary for geologic, hydrologic, or similar testing purposes shall be conditioned to restore and replant all graded areas to a natural condition if the site is not developed within one year of the issuance of the permit for the grading.

c. Any disturbances incurred to soil or locally-indigenous vegetation (including S1-S3 habitat) as a result of exploratory testing shall be mitigated and restored according to requirements herein and according to any requirements of the Department of Public Works.

d. Within 30 days from completion of exploratory testing, or immediately if heavy rain is forecasted, all disturbed areas shall be stabilized with temporary erosion control measures and seeded with locally-indigenous grass species to prevent erosion and instability. Full remediation of disturbed soil or locally-indigenous vegetation shall commence one year from the date of the issuance of the Minor CUP, if further development of the disturbed site in conjunction with an approved project has not occurred.

e. Vegetation removal activities shall be conducted in a manner that protects existing vegetative root stock to facilitate revegetation of the disturbed areas.

2. All required restoration shall be completed to the satisfaction of the Director.

H. Farmers' Markets. No farmers' market or any portion thereof shall be allowed within S1 habitat area. Farmers' markets shall be located at least 25 feet away from mapped S1 area.

I. Grading.

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 500 cubic yards of total cut plus total fill material. For purposes of computing the 500-cubic-yard threshold amount, grading necessary to establish a turnaround required by the Fire Department, but not the grading for any access road or driveway leading to such turnaround, shall be excluded.

2. All grading shall be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features for the project such as, but not limited to;
    a. Conforming to the natural topography;
    b. Avoid placing development on slopes greater than 25 percent unless the outcome is biologically superior to all other siting locations;
    c. Utilizing split-level or stepped pad designs on slopes;
    d. Clustering structures;
    e. Locating the project close to a legal and established street traveled by the public;
    f. Reducing building footprints; and
    g. Minimizing hardscape, and the height and length of cut and fill slopes and retaining walls.
3. Grading shall also be accompanied by other project features that maximize preservation of visual quality and rural community character through design features such as, but not limited to:
    a. Use of landform grading techniques so that graded slopes blend with the existing natural terrain of the site and surrounding area; and
    b. Use of locally-indigenous vegetation for concealment of the project. A list of locally-indigenous vegetation appropriate for the North Area shall be maintained by the Director.
4. A grading permit, when required, shall be obtained from the Department of Public Works before the commencement of any grading project.
5. Cut material may only be exported to an appropriate landfill or a site permitted to accept the material. An approved haul route shall be required for the offsite transport of 500 cubic yards or more of cut or fill material, or any combination thereof, subject to the following requirements:
    a. The application shall contain statements setting forth the following information in addition to any requirements of Section 22.336.050:
        i. The names and addresses of all persons owning all or any part of the property from which such material is proposed to be removed from and transported to;
        ii. The names and addresses of the person or persons who will be conducting the operations proposed;
        iii. The ultimate proposed use of the lot or parcel of land;

iv. A map, showing in sufficient detail the location of the site from which such material is proposed to be removed, the proposed route over streets and highways, and the location to which such material is to be imported; and

v. Such other information that the County finds necessary to determine whether the application should be granted.

b. All hauling as approved under this section shall be restricted to a route approved by the Public Works Director; and

c. Compliance shall be made with all applicable requirements of other County departments and other governmental agencies.

6. Physical grading (earth-moving activities) shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, unless permitted pursuant to provisions of Subsections I.7 or I.8 below.

7. Approved grading shall not be initiated unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, due to unforeseen circumstances/delays, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after April 15. However, the Director may permit grading to continue if it is determined that: (1) completion of grading would be more protective of sensitive environmental resources and would minimize erosion and sedimentation; and (2) BMPs designed to minimize or prevent erosion, sedimentation and polluted runoff are being implemented to a degree that would prevent significant water quality impacts or any significant disruption of habitat values within all habitat categories.

8. Grading during the rainy season may be permitted to remediate hazardous geologic conditions that endanger public health and safety, at the discretion of the Department of Regional Planning and the Department of Public Works.

9. Grading projects must be in accordance with all applicable regulations of Section 22.336.070.G (Exploratory Testing).

10. Grading in areas that have a slope of 50 percent or greater shall be prohibited, unless required for safety reasons or if it would be more protective of sensitive biological resources in all habitat categories. The remediation or stabilization of landslides or other slope instability that affects existing structures or that threaten public health or safety shall be allowed. Alternative remediation or stabilization techniques shall be analyzed to determine the least-environmentally-damaging alternative. Mitigation shall be incorporated into the project in order to minimize adverse impacts to natural resources.

11. Any amount of legal grading that has occurred on a lot or parcel of land, or in conjunction with a project, prior to the adoption date of this CSD, shall not be counted toward the grading thresholds set forth in Subsection I.1 above. Proof that such grading was legal (received all necessary permits that were required at the time grading took place) shall be demonstrated as part of a CUP application that includes grading. Any grading that has occurred on a property where it cannot be demonstrated that the grading received all of the necessary permits that were required at the time the grading took place shall be considered unpermitted, and counted cumulatively in the proposed grading amount and grading thresholds set forth in Subsection I.1 above, and analyzed for consistency with all policies and provisions of this CSD as part of the proposed project.
12. Grading shall utilize landform grading techniques to minimize alteration to natural landforms, minimize the visual transition from natural landforms to manufactured slopes, and present the appearance of a natural hillside. Cut and fill slopes shall be minimized by the use of retaining walls, where consistent with all other provisions of this CSD.
13. The temporary storage of construction materials for public projects or landslide material on road shoulders shall be managed using the most current BMPs to eliminate erosion into adjacent drainage courses, to protect air and water quality, and to minimize the spread of invasive plant species. Landslide material shall be deposited in permitted landfills or sites with valid permits to accept fill.
14. The County will monitor grading projects to ensure that grading conforms to approved plans. County inspectors may only modify approved grading plans at project sites to that which is necessary to address unanticipated conditions and to protect public health and safety. In-field grading modifications shall obtain an amendment to the permit and/or site plan that authorized the grading to ensure that modifications will not create adverse impacts that were not considered during a project's environmental review.

J. Incentive Program for Certain Development Actions.

1. Purpose and Intent. The purpose of offering incentives for certain actions associated with development in the Santa Monica Mountains North Area is to encourage voluntary actions that further the goals of the NAP.
2. Voluntary Action. The action taken by the applicant must be voluntary, and not required as part of a project alternative or mitigation measure or other obligation imposed or enforced pursuant to law, and must be formalized as a condition of approval.
3. Action by Applicant. Subject to the approval of the Director, actions that qualify for participation in the incentive program are:

a. Retirement of all development rights on one or more lawfully created, buildable parcel(s) that total at least five acres in size, and contain habitat designated as S1 habitat (may also contain S2 habitat, but shall primarily contain S1 habitat), and located in the Santa Monica Mountains North Area.

b. Dedication of a permanent, irrevocable, nonexclusive ingress and egress easement for the purpose of providing access to publicly-owned open space, accepted by a receiving land conservation agency.

c. Dedication of a trail or trail easement across a segment of a public riding and hiking trail identified by the National Park Service trail map, and accepted by the County Parks and Recreation Department, or by a State or federal park and/or recreation agency, that submits a plan that indicates that the organization will open, operate, and maintain the easement in accordance with terms of the recorded trail easement. Recordation of the trail easement shall be required as a condition of approval of the CUP.

4. Incentives. Any one incentive listed below may be chosen for any one qualifying action, as specified below. Only one incentive may be taken.

   a. An increase in the threshold for requiring a CUP from 500 cubic yards to 5,000 cubic yards of grading.

   b. For the conservation of land, the project will be granted an increase in building site area up to the total maximum approvable area of 15,000 square feet in S3 or S4 habitat. This incentive is only available when an applicant voluntarily proposes and implements the retirement of all development rights on one or more lawfully-created, buildable parcel(s) located in the unincorporated Santa Monica Mountains (Coastal Zone or North Area) that is at least five acres in size and is comprised of at least fifty percent habitat designated as S1 or S2.

5. Recordation. Any action taken by an applicant as provided in Subsection 3 above must be recorded by the County Recorder and reported to the Assessor's office. Copies of the recorded documents, including any documents verifying that a dedication or easement has been received by a land conservation agency, shall be provided to the Director subsequent to planning approval as a requirement for issuance of a CUP.

6. Not all actions may be commensurate with each incentive. Therefore, the Director may reduce the incentive(s) chosen by the applicant to ensure that the public benefit obtained from a proposed action is commensurate with the incentive(s) conveyed to the applicant. However, in no case shall the incentive(s) exceed the maximums allowed in Subsection 4 above. Criteria to be used in the Director's evaluation of the benefit obtained from a proposed action shall include, but not be limited to:

a. For Subsection J.3.a. above, greater benefit shall be given to the retirement of lots containing at least 50 percent S1 or S2 habitat and that are contiguous with publicly-owned open space or already-protected S1 and/or S2 habitat, and not isolated from other S1 and/or S2 habitat;

b. For Subsection J.3.b. above, greater benefit shall be given to an easement that provides access to an existing public trail or an existing public campground; and

c. For Subsection J.3.c. above, greater benefit shall be given to a trail dedication or trail easement that helps to complete the publicly-owned or accessible alignment of an already-existing public trail.

K. Local-Serving Commercial Uses.

1. Applicability.

a. Local-serving commercial uses and associated buildings and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to September 19, 2002, and which became non-conforming as a result of the adoption of Ordinance No. 2002-0062Z, are not subject to the provisions of Chapter 22.172 (Nonconforming Uses, Buildings and Structures). Such uses, buildings, and structures may continue indefinitely as long as the use does not change or as long as the use meets the criteria contained in Subsection K.1.b, below.

b. A different local-serving commercial use may be allowed if the Director finds that the use has the same or a lesser parking requirement, occupant load, and occupancy classification, as described in Title 26 (Building Code) of the County Code, as the existing commercial use, and if no zoning permit would have been required for said different use pursuant to the provisions of this Title 22 in effect immediately prior to September 19, 2002.

c. If a non-conforming local-serving commercial use described in Subsection K.1.a, above, is discontinued for a consecutive period of two years or longer, the right to operate such non-conforming use shall immediately terminate and any subsequent use of the lot shall be subject to the other provisions of this CSD, the other applicable provisions of this Title 22, and the Area Plan.

2. Changes Requiring Conditional Use Permit. An approved Conditional Use Permit (Chapter 22.158) shall be required for uses, buildings, and structures otherwise described in Subsection K.1.a, above, for:

a. Any extension, expansion, or enlargement of the area of land, or the area within a building or structure requiring a building permit in or on which the use is conducted;

b. Any alteration, enlargement of, or addition to a building or structure requiring a building permit in which the use is conducted; or

c. Any addition of land, buildings, or structures used in conjunction with the use, building, or structure in or on which the use is conducted.

3. Proof of Existing Use. In addition to the information required by Section 22.158.030 (Application and Review Procedures), the applicant for a Conditional Use Permit must provide proof that the use, building, or structure was lawfully established prior to September 19, 2002.

4. Substantiation of Consistency and Compatibility. In addition to the information required by Section 22.158.050 (Findings and Decision), the applicant for a Conditional Use Permit shall substantiate that the proposed expansion:

a. Except as relating to its status as a non-conforming use, business or structure, is consistent with the goals and policies of the Area Plan; and

b. Is a local-serving business use that is compatible with surrounding land uses.

L. Noise.

1. The daytime exterior noise level shall not exceed 45 dBA at a L90 measurement in any hour from 8:00 a.m. until 8:00 p.m. The nighttime exterior noise level shall not exceed 40 dBA at a L90 measurement in any hour from 8:00 p.m. until 8:00 a.m. Noise levels are considered a nuisance when they exceed these ambient noise levels when measured from the property line closest to the nearest residential receptor.

2. Outdoor amplified sound shall be prohibited between the hours of 8:00 p.m. and 8:00 a.m. within the North Area.

3. Where a new land use is proposed to be located within 2,000 feet of a land use with a lower ambient noise standard, the new use shall not exceed the ambient noise limits of the more sensitive use.

4. Due to the existing above-average ambient noise conditions in the Topanga Canyon area, the daytime exterior noise level shall not exceed 50 dBA at a L90 measurement in any hour from 8:00 a.m. until 8:00 p.m. for the Topanga Canyon subarea. Noise levels are considered a nuisance when they exceed this ambient noise level when measured from the property line closest to the nearest residential receptor.

5. Building construction noise is exempt from the ambient noise limit set forth in this section, but remains subject to Chapter 12.12 of Los Angeles County Code.

M. Outdoor Lighting. Permanent outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural

Outdoor Lighting District). In addition, properties in the CSD are subject to the following standards:

1. Prohibited outdoor lighting. The following types of lighting are prohibited within this CSD:
    a. Lighting around the perimeter of a parcel or for aesthetic purposes;
    b. Lighting of access roads;
    c. Lighting of equestrian pasture areas; and
    d. Lighting of driveways, with the exception of:
        i. Driveways that also operate as pedestrian walkways; and
        ii. Drive aisles within approved commercial parking areas.
2. Lighting allowance.
    a. All lighting must be fully shielded and directed downward.
    b. Outdoor lighting shall be minimized and directed away from S1 and S2 habitat areas and adjacent residences.
    c. Security lighting attached to the principally permitted structure and other permitted accessory structures shall be controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
    d. Walkways used for entry and exit to permitted structures, including parking areas, on the site shall use the minimum lighting necessary. This lighting shall be limited to fixtures that do not exceed two feet in height, that are fully shielded, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
    e. Lighting of equestrian arenas or round pens may only be allowed where it is demonstrated, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent S1 and S2 habitat areas, including within 100 feet of S1 habitat areas.
3. Hours of Operation. Permanent and temporary outdoor lighting shall be turned off between the hours of 10:00 p.m. and sunrise every day, unless the use on the involved property operates past 10:00 p.m. in accordance with approved permits or entitlements, and then the outdoor lighting shall be turned off within one hour after the use's operation ends for the day. Notwithstanding the foregoing, if the use on the involved property requires outdoor lighting between 10:00 p.m. and sunrise every day for safety or security reasons, outdoor lighting shall be allowed during these hours, but only if:
    a. Fully-shielded motion sensors are used to turn the outdoor lighting on after 10:00 p.m., and these sensors turn the outdoor lighting off

automatically no more than 10 minutes after the involved area has been vacated; or

b. Where the use is commercial or industrial, at least 50 percent of the total lumen levels for the outdoor lighting are reduced, or 50 percent of the total number of outdoor light fixtures are turned off, between 10:00 p.m. and sunrise.

2. Exemption from Hours of Operation.

a. Outdoor lighting shall be exempt from the hours of operation requirements of Subsection M.3, above, if such lighting:

a. Is required by Title 26 (Building Code) for steps, stairs, walkways, or points of ingress and egress to buildings; or

b. Is governed by an approved discretionary permit which specifically provides for different hours of operation.

3. Maximum Height.

a. As contained in Chapter 22.80 (Rural Outdoor Lighting District), the maximum height for outdoor light fixtures is 20 feet and any lighting over 15 feet high is limited to a maximum output of 40 watts (400 lumens).

b. Two feet for lighting of walkways used for entry and exit to permitted structures, including parking areas.

c. The height of any new outdoor light fixture used for an outdoor recreational activity area, regardless of the zone, shall be the minimum height necessary to illuminate the activity area, but in no event shall exceed 40 feet.

4. LED Lighting. All LED lighting, with the exception of LED lighting associated with institutional uses, must meet the following requirements:

a. Correlated Color Temperature (CCT) of less than 3000 K.

b. An S/P ratio of less than 1.2.

5. Temporary Lighting:

a. Any lighting within a temporary structure, such as a tent or canopy, may be exempt from Subsection M above with approved permits or entitlements, provided that the structure fully shields all lamps.

b. Holiday lights are permitted, as long as they are not flashing or otherwise sequenced.

c. No glare shall be visible when viewed from adjoining parcels and public rights-of-way.

N. Protective Enclosures for Outdoor Animals. Animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult

equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains.

O. Rebuilding after Disaster. In the instance of a catastrophic event(s) destroying structures throughout the Santa Monica Mountains, resulting in the declaration of a State of Emergency or Declaration of Disaster by the County or other relevant government entities, the following standards will facilitate the establishment of temporary housing for residents affected by the disaster and facilitate the process for rebuilding structures damaged or destroyed by the disaster while protecting the public health and safety of the residents within the declared emergency or disaster area.

1. Temporary Housing. Notwithstanding any contrary provisions in this Title 22, recreational vehicles as defined in section 18010 of the California Health and Safety Code, in addition to mobile homes and manufactured homes as defined in sections 18007 and 18008 of the California Health and Safety Code, respectively, shall be permitted as temporary housing subject to the following standards:

    a. Temporary housing shall be permitted only on a lot or parcel of land where a legally-established single-family residence or legally-established employee housing was irreparably damaged or destroyed by disaster;

    b. Within Significant Ecological Areas, temporary housing units shall be exempt from the permitting requirements listed in Section 22.102;

    c. Any structure used as temporary housing may not exceed a maximum floor area of 1,000 square feet;

    d. Temporary housing shall be located on the existing building site or graded area of the parcel on which the destroyed or damaged home or employee housing was located;

    e. Temporary housing may only be occupied by the property owner(s) and household members who reside with them;

    f. Temporary housing to replace employee housing shall be limited to employees who work on-site;

    g. All structures used for temporary housing must contain sleeping, cooking, bathing, and sanitary facilities;

    h. Temporary housing must be connected to a permanent source of potable water approved by the County;

    i. Temporary housing must be connected to a wastewater disposal system approved by the County;

    j. Temporary housing must be connected to an electrical source approved by the County;

k. Where temporary housing is used to replace legally-established employee housing, more than one structure may be used. The temporary housing shall be designed to accommodate no more than the number of employees who lived on-site before the disaster;

l. In addition to the one-year length of temporary housing allowed pursuant to Section 22.246.080 of the County Code, the Director may grant a time extension for up to an additional three one-year time extensions for a maximum duration of four years; and

m. All temporary housing structures shall be removed within 24 hours of the expiration date listed on the temporary housing approval.

2. Rebuilding Damaged or Destroyed Structures. Notwithstanding Chapter 22.336 of the County Code, structures destroyed by disaster may be replaced and any development standard or regulation that prohibits or delays said reconstruction may be waived by the Director, subject to a Ministerial Site Plan Review and the following:

a. Replacement of a destroyed structure and waiver of development standards and regulations applies only to the reconstruction of structures that were legally-established prior to the disaster;

b. Structures irreparably damaged or destroyed by the disaster will be reconstructed as a like-for-like replacement and shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent;

c. The height of a rebuilt structure shall not exceed the height maximum outlined by the underlying zone, CSD standard, or condition of approval, as applicable;

d. Structures located within the significant ridgeline protection area shall not be expanded, shall only be constructed as a like-for-like replacement, and shall not encroach further into the protected zone of the significant ridgeline;

e. Where a previous entitlement(s) that established the use occupying the destroyed structure remains valid and in full effect, the rebuilt structure(s) shall comply with any previous conditions of approval;

f. For use(s) that required a Conditional Use Permit at the time it was originally legally established, and no such Conditional Use Permit exists or has previously expired, then the use(s) must obtain a Conditional Use Permit prior to reconstruction or resuming operations.

g. Minor relocations of replacement structures may be authorized due to changes in topography or alteration of drainage features (e.g., creeks, streams, waterways, etc.) resulting from mudslides and other forms of debris flows, and consistent with other applicable standards and regulations in this urgency ordinance; and

h. After completion of like-for-like reconstruction of structures destroyed in the disaster, all future development on-site will be subject to all applicable requirements within Title 22 of the County Code.

3. Waiver of Permitting Requirements. Notwithstanding Section 22.174 (Oak Tree Permits) of the County Code, activities related to demolition and reconstruction of structures eligible under this Subsection are not subject to the County's Oak Tree Permit requirements, subject to and except for, the following:

    i. Waiver of applicability of Section 22.174 applies only to legally established structures located within the protected zone of an oak tree on the day the structure was destroyed by disaster;

    ii. Structures to be reconstructed within the protected zone of a protected oak tree will be a "like-for-like replacement" of legally-established structures irreparably damaged or destroyed by disaster;

    iii. Reconstruction does not result in new encroachments into the protected zone of subject oak tree or the removal of said tree;

    iv. Subject oak trees shall be fenced off and protected during construction activities; and

    v. Reconstruction activities that irreparably harmed oak trees shall be subject to Section 22.174, including, but not limited to, requiring a retroactive Oak Tree Permit and requirements to plant replacement oak trees at a ratio determined by the Hearing Officer.

4. Significant Ecological Areas. Notwithstanding Section 22.102 of the County Code, activities related to demolition and reconstruction of structures eligible under this Subsection are not subject to the Section 22.102, subject to and except for, the following:

    i. Waiver of applicability of Section 22.102 applies only to legally established structures located within a significant ecological area on the day the structure was destroyed by disaster;

    ii. Structures to be reconstructed within a significant ecological area will be a "like-for-like replacement" of legally-established structures irreparably damaged or destroyed by disaster; however, relocation of structures may be approved by the Director where no new impacts to the Significant Ecological Area will occur;

    iii. Reconstruction does not result in new impacts to the significant ecological area; and

    iv. Any sensitive biological resources shall be avoided and protected during construction activities.

5. Grading Standards.
    a. Structures to be rebuilt shall not be subject to the standards of 22.336.060.I.6, which prohibit the commencement of grading operations during the rainy season (from October 15 through April 15). Said grading activities shall provide erosion control to the satisfaction of the Department of Public Works;
    b. Notwithstanding Section 22.336.060.I, grading projects related to the rebuilding of structures destroyed by disaster shall abide by the following permitting requirement: Grading required for a like-for-like rebuild, that exceeds 5,000 cubic yards of total cut plus total fill material shall not require a Conditional Use Permit (Chapter 22.158) and shall instead be processed with a Site Plan Review. Only the minimum amount of grading required to prepare the lot for rebuilding the fire-damaged structures will be allowed. For purposes of determining the minimum amount of grading, justification by the project Soils Engineer, Geologist, and/or Civil Engineer will be required and be subject to verification by LA County Department of Public Works, Building and Safety Division.
    c. Notwithstanding Section 22.336.060.I.5, a haul route for offsite transport of 1,000 or more cubic yards of cut or fill shall be permitted with a Site Plan Review.
6. Vineyard Standards. Applications requesting to re-establish vineyards destroyed by the 2018 Woolsey Fire shall comply with all applicable standards for new vineyards in Section 22.336.070.Y.

P. Residential Uses within 500 Feet of Freeways. Multi-family residential uses are prohibited within 500 feet of a freeway.

Q. Rural Inns. Rural inns shall replace the use “guest ranch” as otherwise allowed in Title 22 subject to the following requirements:
    a. The lot or parcel of land containing the facility has, as a condition of use, an area of at least five net acres;
    b. The facility maintains a rural appearance consistent with the outdoor character of the Santa Monica Mountains;
    c. The facility does not exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available for paying guests. Cabins may not contain more than one guest room;
    d. Stays for any paying guest do not exceed 14 consecutive days and do not exceed 30 days for such guest in any calendar year;
    e. Guest rooms or cabins within the facility do not contain kitchens and other cooking facilities;

f. Each guest room or cabin available for paying guests has one on-site parking space, which may be uncovered, that is served by an all-weather driveway;

g. Serving or consumption of food or beverages, including alcoholic beverages, is restricted to guests of the facility. No restaurant or similar activity that is open to the general public is permitted;

h. The building site for the facility is no more than 20 percent of the net area of the lot or parcel of land containing the facility, unless the building site area is otherwise restricted pursuant to other applicable provisions of the CSD;

i. The facility does not contain conference facilities;

j. The facility has only one wall-mounted or freestanding sign, provided that such sign does not exceed six square feet in sign area or 12 square feet in total sign area respectively, and when installed does not exceed a height of 42 inches measured vertically from ground level at the base of the sign; and

k. In addition to the information required in the application by Section 22.336.050, the applicant shall submit an evacuation/emergency plan for approval by the Fire and Sheriff Departments. No development permit for a rural inn shall be issued without an evacuation/emergency plan approved by the Sheriff and Fire Departments.

R. Scenic Resource Areas. Scenic resource areas include the scenic features identified in the Conservation and Open Space Element of the North Area Plan, and consist of the following:

— Significant ridgelines;

— Scenic elements;

— Scenic routes and all property within 200 feet of the edge of the right-of-way for scenic routes; and

— All places on, along, within, or visible from scenic routes, public parklands, trails, beaches, or State waters that offer scenic vistas of the mountains, canyons, coastline, beaches, or other unique natural features.

1. 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 location of the significant ridgelines within this CSD, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained by the Department, which is adopted by

reference as part of the ordinance establishing this CSD, and on Figure 22.336-B: Significant Ridgelines, at the end of this Chapter.

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. Where there are no feasible alternative building sites below the ridgeline or where the only alternative building site would result in unavoidable adverse impacts to sensitive habitat areas, structures shall be limited to 18 feet in height to minimize visual impact and preserve the quality of the scenic area.

c. Structures located within the significant ridgeline protection area shall not be expanded and shall not encroach further into the protected zone of the significant ridgeline.

d. No part of a proposed structure shall block the view of a significant ridgeline from a scenic route or scenic resources.

1. Development Standards. Property in scenic resource areas shall be subject to the following development standards:

a. New development shall be sited and designed to protect public views and to minimize adverse impacts on scenic resources to the maximum extent feasible.

b. If there is no feasible building site location on the proposed project site where development would not be visible from a scenic resource area, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to:

i. siting development in the least visible portion of the site;

ii. breaking up the mass of new structures,

iii. designing structures to blend into the natural hillside setting;

iv. restricting the building maximum size,

v. reducing maximum height;

vi. clustering development;

vii. minimizing grading;

viii. incorporating landscape and building material screening elements; and

ix. berming, where appropriate.

c. Landscape or building material screening shall only be used when there is no feasible site selection or design alternative, including re-

siting or reducing the height or bulk of structures, subject to Director approval.

i. Landscape screening shall be required for structures that will be unavoidably visible from a scenic route, to help diffuse the visual impact of the structure.

ii. Trees, shrubs, flowers, and other landscaping that form a hedge or similar barrier serving the purpose of a wall shall not be placed so that they obscure views from scenic routes and shall comply with the height restrictions applying to fences and walls in Section 22.336.060.A.6.

d. New development shall incorporate colors and exterior materials that are compatible with the surrounding landscape. The use of highly reflective materials shall be prohibited, with the exception of solar panels. Solar energy devices/panels shall be sited on the rooftops of permitted structures, where feasible. If roof-mounted systems are infeasible, ground-mounted systems may be allowed only if sited within the building site area of permitted development. Wind energy systems are prohibited.

e. All buildings and structures within scenic resource areas shall not exceed a height of 18 feet above natural or finished grade, whichever is lower, excluding chimneys, rooftop solar panels, and rooftop antennas. Chimneys, rooftop solar, and rooftop antennas may extend a maximum of six feet above the permitted height of the structure.

f. Utilities shall be located underground where feasible.

g. All new access roads shall be paved with colored concrete to blend with the natural soil. The length of roads or driveways shall be minimized, except where a longer road or driveway would allow for an alternative building site location that would be more protective of scenic resources. Driveway slopes shall be designed to follow the natural topography, unless otherwise required by the Fire Department. Driveways that are within or visible from a scenic resource shall be a neutral color that blends with the surrounding landforms and vegetation.

h. Fences, gates, walls, and landscaping shall minimize impacts to public views of scenic areas, and shall be compatible with the character of the area. Fences, gates, and walls shall be designed to incorporate veneers, texturing, and/or colors that blend in with the surrounding natural landscape, and shall not present the appearance of a bare wall.

i. Only wood, wire, or wrought-iron style or similar open-type fences shall be permitted. Solid fences and walls,

except for retaining walls, shall be prohibited along the frontage of a scenic route.

ii. Fences and walls located along the frontage of a scenic route shall comply with the provisions of Section 22.336.060.A.6.

i. Signs shall be sited and designed to minimize impacts to scenic resources. The placement of signs (except traffic control signs), utilities, and accessory equipment that would adversely impact public views to the ocean, parks, and scenic resources are prohibited. No pole sign along a scenic route may be replaced if it is removed, damaged, or destroyed for any reason.

j. Alteration of natural landforms shall be minimized by conforming to natural topography and using contour grading, and shall comply with the following standards:

i. The height and length of manufactured cut and fill slopes shall be minimized. A graded slope shall not exceed a height of 15 feet;

ii. Graded pads on hillsides having a natural slope of 15 percent or more shall be split-level or stepped pad designs. Cantilevers and understories shall be minimized and covered with materials that blend with the surrounding landscape; and

iii. Structures on the downslopes along Scenic Routes shall be set below road grade whenever feasible.

k. Preserve and, where feasible, restore and enhance individual native trees and native tree communities in areas containing suitable native tree habitat – especially oak, walnut, and sycamore woodlands – as important elements of the area's scenic character.

l. Large areas of natural open space of high scenic value shall be preserved by clustering development and siting development in and near existing developed areas.

m. Structures shall not occupy more than 50 percent of the linear frontage of a parcel fronting on a scenic route.

n. Roof-mounted equipment shall not be visible from a scenic route, excluding solar energy devices. If there is no alternative location possible for the location of such equipment, such equipment shall be screened with materials that blend with the roof or background landscape.

2. Visual Resource Protection

a. The length of roads or driveways shall be minimized, except where a longer road or driveway would allow for an alternative building site

location that would be more protective of scenic resources. Driveway slopes shall be designed to follow the natural topography, unless otherwise required by the Fire Department. Driveways that are within or visible from a scenic resource shall be a neutral color that blends with the surrounding landforms and vegetation.

b. Cut and fill slopes and other areas disturbed by construction activities shall be landscaped or revegetated prior to the beginning of the rainy season, unless the Department Biologist determines that another time would be more advantageous for the long-term success of the vegetation included in the landscaping/revegetation project. All such landscaping/vegetation shall include only native, drought-tolerant plant species that blend with the existing natural vegetation.

c. New development shall incorporate colors and exterior materials that are compatible with the surrounding landscape. The use of highly-reflective materials shall be prohibited, with the exception of solar panels.

d. Solar energy devices/panels shall be sited on the rooftops of permitted structures where feasible, to minimize site disturbance and the removal of native vegetation. If roof-mounted systems are infeasible, ground-mounted systems may be allowed only if sited within the building site area of permitted development. Wind energy systems are prohibited.

e. Limit the height of structures above existing grade to minimize impacts to visual resources. Within scenic areas, the maximum allowable height shall be 18 feet above existing or finished grade, whichever is lower. Chimneys, rooftop solar equipment and non-visually-obstructing rooftop antennas may be permitted to extend above the allowable height of the structure, but shall not extend more than six feet above the maximum allowable height.

f. Land divisions, including lot line adjustments, shall be designed to minimize impacts to visual resources by:

    i. Clustering the building sites to minimize site disturbance and maximize open space;

    ii. Prohibiting building sites on ridgelines;

    iii. Minimizing the length of access roads and driveways;

    iv. Using shared driveways to access development on adjacent lots where feasible;

    v. Reducing the maximum allowable density in steeply sloping and visually sensitive areas; and

    vi. Minimizing grading and alteration of natural landforms.

g. All applications which require a discretionary permit review in the North Area shall be reviewed through site-specific investigation by County staff prior to any public hearing to determine whether the proposed project has the potential to cause adverse impacts upon scenic resources, as defined in the North Area Plan. Development shall be sited and designed to minimize impacts on scenic resources to the maximum extent feasible through measures that may include, but not be limited to: siting development in the portion of the site least visible from public viewing areas; breaking up the mass of new structures; restricting building size and height; designing the structure to blend into its setting; clustering development; minimizing grading; incorporating landscape screening elements; and, berming where such berming would be appropriate.

h. In addition to the application materials required in Section 22.336.050, a visual analysis is required as part of this CSD and shall include the following:

   i. Proposed structures shall be accurately indicated as to footprint, height and rooflines by story poles to delineate the height, bulk, and footprint of the proposed development;

   ii. All proposed grading and the proposed location of access roads or driveways, including the centerline top of cut and toe of fill, shall be accurately indicated by stakes;

   iii. Both poles and stakes shall remain in place for the duration of the approval process. The applicant may also be required to provide other visual aids such as photographs with superimposed structures;

   iv. The above requirements may be waived by the Director if it is determined through on-site investigation, evaluation of topographic maps or photographic evidence, or by other means that there is no possibility that the proposed development will create or contribute to adverse impacts upon scenic resources.

i. The installation of story poles shall comply with the following requirements:

   i. If not already in place, story poles shall be erected at least 30 calendar days prior to the public hearing date. The applicant shall submit photographic evidence of the story poles erected on the property;

   ii. Story poles shall remain in place until the project has been reviewed and the appeal period(s) has ended. If the project is appealed, the poles shall remain until the appeal(s) has been acted upon;

iii. Story poles associated with an application that has been inactive for three months shall be removed until the application review returns to an active status;

iv. Story poles shall be removed within seven calendar days after a final decision on a CUP has been made and the appeal process has been exhausted;

v. Story poles shall be constructed of two-inch by four-inch lumber or other sturdy material. The poles must be able to withstand weather, and to this purpose, guy wires, support beams or other support measures may be used. Guy wires shall be strung with bright red or orange tape, one foot in length, spaced every six feet along the length of the wire to the ground to improve visibility of the wires;

vi. Story poles shall be erected to delineate the most distant corners of a structure, roof ridgelines, chimneys, balconies, and accessory buildings;

vii. The height of story poles shall indicate the final height of the building. Grading shall be accounted for in the height of the poles. The top two feet of poles shall be painted red or orange to better identify the height of the proposed structure. Bright red or orange tape shall be strung between poles at the top of the painted area to aid visibility;

viii. An applicant shall submit a signed written statement by a licensed architect, engineer, or surveyor that the locations and heights of the poles are true and correct representations of the proposed structure; and

ix. All story poles shall be erected safely and without putting the public at risk. If the story poles become unsafe at any time, they shall be repaired or removed immediately. The poles shall be removed immediately if determined by the County to be a public safety risk. The applicant shall notify the Department when the story poles are in place.

j. In addition to the information required by Section 22.336.050, maps showing the existing topography of the subject property and project area, including all off-site improvement areas associated with the project shall be provided with an application for a discretionary review, to determine whether the development site is within a scenic resource area and to analyze potential adverse impacts to scenic resources. The following materials shall be submitted:

i. One copy of such map shall identify the locations of all drainage patterns, drainage courses and any other physical features which are customarily found on topographical maps prepared by the United States Geological Survey;

ii. A separate copy shall delineate all property having a natural slope of 0 to 14.99 percent, 15 to 24.99 percent, 25 to 32.99 percent, 33 to 49.99 percent, and a natural slope of 50 percent or more. All slope values should be rounded to the nearest one-hundredth percent;

iii. A grading plan to a scale satisfactory to the Director indicating all proposed grading, including the natural and finished elevations of all slopes to be graded; and

iv. Such other information as the Director determines to be necessary for adequate evaluation. The Director may waive the filing of one or more of the above items if any item is deemed unnecessary for processing the application.

S. Schools. A Conditional Use Permit (Chapter 22.158) shall be required for all schools, including trade or commercial schools.

T. Signs. The following signs shall be prohibited:

1. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;
2. Signs employing video components;
3. New billboards.

U. Street and Road Cross-Sections. Streets and roads shall be developed consistent with Figure 22.336-E: Standards for Street Width, except that depicted widths may be reduced by the Director of Public Works to minimize grading and alteration of the natural topography.

V. Temporary Events.

1. Notwithstanding Chapter 22.188 (Special Events Permits), temporary special events shall be limited to a maximum of six event days. Events days may take place individually for single events or in-tandem for multiple day events, subject to the following limitations:

TABLE 22.336-B: TEMPORARY EVENTS

		Small Events	***Large Events***		
	Max. # of Event Days Allowed Per Calendar Year	***Max. # Event Days with no more than 100 Attendees***	***Max. # of Event Days with 101-2000 Attendees***	***Max. # of Attendees***	***Min. Lot Size Required***
Parcel does **not** have two means of access to a highway	6	6	-	-	-

Parcel has two means of access to a highway	6	3*	3	500	1 acre
				1,000	2 acres
				1,500	2.5 acres
				2,000	≥ 3 acres
*If a property does not wish to have its allowed three events with more than 100 attendees, the parcel may instead have up to six events of 100 or fewer attendees, not to exceed a total of six small events.					

2. Temporary Filming. Temporary filming locations may not exceed a total of 60 days in a calendar year, not including days for set up or break down. If filming occurs at a location for more than 60 days in a calendar year, a Conditional Use Permit must be obtained to be established as a permanent film set.

W. Transfer of Development Credit Program.

1. Establishment and Purpose. The Santa Monica Mountains contain thousands of undeveloped private parcels. Many of these parcels are undersized, have development constraints, and are located in sensitive environmental areas. Urban services in the Santa Monica Mountains, such as roads, water lines, and sewers, are limited and are not expected to expand. Continued development in the region will adversely impact the existing infrastructure and the environment; full build-out of all legal parcels would place unsustainable demands on these systems. The transfer of development credit program is established to mitigate the adverse cumulative effects of development in the Santa Monica Mountains by preventing an increase in the net amount of development that could occur, and by encouraging development in areas less constrained by small lot sizes, steep slopes, hazards, and sensitive resources. For each new lot created or legalized, an existing qualifying lot(s) sufficient to provide one transfer of development credit must be retired. Lots proposed for retirement in satisfaction of the transfer of development credit requirement must meet the criteria detailed below and all development potential must be retired by one of the processes described below, as determined by the Director, for the credit to be secured.

2. Lot Retirement Required.

   a. Land divisions.

      i. All land divisions as defined in Title 21 shall participate in the transfer of development credit program;

      ii. One transfer of development credit shall be retired for each new parcel to be created or legalized (e.g., to divide one parcel into three parcels, two transfer of development credits must be retired; to divide a combination of three parcels into

four parcels, one transfer of development credit must be retired), ensuring that there is no net increase in the number of buildable lots in the Santa Monica Mountains North Area. The size of the new parcels is not a factor for purposes of the calculation;

iii. One transfer of development credit shall be retired for each new residential unit created for a community apartment project or lease project.

b. All projects subject to this Subsection shall be conditioned upon the applicant submitting evidence that the required number of transfer of development credits have been obtained prior to the issuance of the permit. The condition of approval shall specify the total number of credits required to mitigate the impacts of the approved development.

3. Qualifying Criteria.

a. Qualifying criteria for lots to be retired in donor areas as a condition of a tentative parcel/tract map that includes the approval of a new lot(s) created in an S3 or S4 habitat area. Lots in the donor areas may be retired subject to the following criteria:

i. One transfer of development credit shall be given for the retirement of the development potential on each lawfully created buildable lot that is served by an existing road and water main, and is not located in an area of landslide or other geologic hazard, with a sum total credit area of at least 1,500 square feet as determined by the credit area formula.

(A) Credit Area Formula:

$$\text{Credit Area} = (A/5) \times (50-S)/35$$

Where:

A = the area of the lot in square feet.

S = the average slope of the lot in percent. All slope calculations are based on natural (not graded) conditions, as calculated by the formula:

$$S = I \times L/A \times 100$$

Where:

S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contour lines of interval "I" feet.

A = the area of the lot in square feet.

(B) Where there is any question of geologic stability, the applicant must submit a geologic assessment that determines that the lot is buildable prior to credit area calculation.

(C) A credit area of 1,500 square feet qualifies for one transfer of development credit. The applicant can receive fractional credit. For instance, a credit area of 750 square feet would qualify for one-half transfer of development credit. A lot smaller than one acre cannot qualify for greater than one transfer of development credit.

(D) As an alternative to calculating the credit area formula, the required 1,500-square-foot credit area may be calculated on the basis of 500 square feet of credit area per rural village lot, provided that each lot exceeds 4,000 square feet in area, and is served by an existing road or water main within 300 feet of the property and is not located in an area of landslide or other geologic hazard.

ii. One transfer of development credit shall be given for the retirement of the development potential on any combination of legal lots totaling at least one acre, regardless of current availability of road and water service to such lots.

b. Qualifying criteria for lots to be retired in donor areas as a condition of a tentative parcel/tract map that includes the approval of a new lot(s) in S2 habitat areas. Existing, lawfully created lots that meet the following criteria may be retired: one transfer of development credit shall be given to any parcel, exceeding seven acres in size, where 100 percent of the parcel contains S2 habitat area.

4. Procedure.

a. All projects subject to the transfer of development credit program shall submit the following information as part of the application:

i. A calculation of the number of transfer of development credit that need to be retired to accommodate the proposed project, pursuant to Subsection 2 of this section;

ii. A list by assessor's identification number of the donor lots proposed to be retired;

iii. A map showing the locations of the proposed donor lots;

iv. A discussion of how the donor lots meet the qualifying criteria for retiring lots in donor areas; and

v. Maps of a scale generally not less than one inch equals 10 feet (1"=10') showing the parcel and building site, existing topographic contours, and both slope and area calculations,

prepared by a Licensed Surveyor or Registered Professional Civil Engineer.

b. As part of processing an application subject to the transfer of development credit program, the Director shall:

i. Verify the applicant's calculations for the number of lots to be retired;

ii. Verify that the proposed donor lots meet the lot retirement criteria; and

iii. Include, as a condition identified in the tentative parcel/tract map staff report, the precise number of lots to be retired should the permit be approved.

c. Lot retirement process.

i. The applicant must submit evidence of the purchase of the number of legal lots or parcels within the prescribed donor areas necessary to meet the transfer of development credits for the project. The applicant need not purchase the lots or parcels outright, but may instead acquire only the right to extinguish the development potential as described below. The applicant shall provide evidence that the property owner of the donor lots authorizes participation in the transfer of development credit program;

ii. To generate a transfer of development credit, the potential for development must be permanently and irrevocably extinguished on all lots or parcels used for each credit. The right to a transfer of development credit shall be granted by the Director's determination that the applicant has submitted sufficient evidence that all of the following steps have been completed for either one of the following two methods:

(A) Open Space Easement Dedication and the Merging of the Retired Lot(s) with One or More Adjacent Developed or Buildable Parcel(s);

(1) The applicant shall provide evidence of the purchase of fee title or of development rights on one or more donor sites that have not been previously retired and recordation (free of prior liens, including tax liens, and encumbrances) of a valid dedication to a public entity of a permanent, irrevocable open space easement in favor of the People of the State of California over the entirety of the retired lot(s) that conveys an interest in the lot(s) and insures that future development on the lot(s) is prohibited and that restrictions can be enforced, the text of which has been approved by the Director. Recordation of

said easement on the donor site shall be permanent and irrevocable; and

(2) The combination of the donor lot(s) (used to generate the credit) with 1) an adjacent lot that is already developed, or has not been previously retired under the TDC program or for any other purpose, or 2) with multiple contiguous parcels, at least one of which is developed or has not been previously retired; and in either case, all parcels to be combined must be in the same tax rate area, in common ownership, and free of all tax liens. The retired lot(s) and adjacent parcel(s) shall be recombined and unified, and shall henceforth be considered and treated as a single parcel of land for all purposes with respect to the lands included therein, including but not limited to sale, conveyance, lease, development, taxation or encumbrance. The permittee shall provide evidence that the combined parcels appear on a preliminary report issued by a licensed title insurance company as a single parcel (which may require the property owner re-conveying the combined property to him/her/itself, presumably via a quitclaim deed). The extinguishment of development potential and lot combination(s) shall be accurately reflected in the records of the County Tax Assessor.

(B) Open Space Deed Restriction and Transfer in Fee Title to a Public Entity.

(1) The applicant shall provide evidence of the purchase of fee title or development rights on one or more donor sites that have not been previously retired or otherwise restricted, and the recordation of an open space deed restriction, recorded free of prior liens including tax liens and encumbrances which the Director determines may affect the interest being conveyed, that applies to the entirety of the donor site(s), that insures that the future development on the lot(s) is prohibited and that restrictions are enforceable; and

(2) Evidence that fee title to the donor site(s) has been successfully transferred to a public entity acceptable to the Director after the recordation of the deed restriction listed above and that the document effectuating the conveyance has been

recorded with the Los Angeles County Recorder. The permittee shall provide evidence that the ownership transfer and the open space deed restriction appear on a preliminary report issued by a licensed title insurance company for the donor site(s);

d. Upon receiving notification from the applicant that the lot retirement procedures have been completed, the Director shall verify that the development potential on the lots has been retired, that any additional conditions have been satisfied, and that the transfer of development credit condition on the applicant's tentative parcel/tract map has been satisfied.

X. Vegetation Clearance. At no time shall clearing to bare earth, or practices that disturb the soil such as discing or tilling be acceptable methods of vegetation removal and/or maintenance within fuel modification or brush clearance areas.

Y. Vineyards.

1. Applicability.

a. Any existing and lawfully established vineyard as of January 7, 2016, the effective date of the ordinance that added these vineyard requirements to this CSD, that meets the requirements set forth in Subsection V.2.a, below, shall be deemed a conforming vineyard.

b. Notwithstanding the legal nonconforming use provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures), this Subsection V.1.b shall regulate all legal nonconforming vineyards within this CSD. Any existing and lawfully established vineyard as of January 7, 2016 that does not meet the requirements set forth in Subsection V.2.a, below, shall be deemed a legal nonconforming use. Any vineyard which is a legal nonconforming use due to the requirements set forth in Subsection V.2.a, below, must be removed or made to conform, within five years of January 7, 2016. To prove conformance, the applicant shall show under a site plan review, and subject to the approval of the Director, compliance with the requirements set forth in Subsection V.2.a, below.

c. All new vineyards and vineyard expansion applications as of January 7, 2016 shall require a Conditional Use Permit (Chapter 22.158) application. Notwithstanding Section 22.158.070 (All Zone Regulations Apply Unless Permit is Granted), any modification of development standards specified in Subsection V.2, below, shall be subject to Section 22.336.100.A.2 (Modification of Vineyard Standards).

2. Vineyard Requirements.

a. All vineyards, regardless of size, including vineyards that are less than 4,356 square feet in size, must comply with the following requirements:

   i. To the extent feasible, the vineyard shall use Integrated Pest Management (IPM) techniques to prevent and control pests in a manner that avoids harm to other organisms, air, soil, and water quality. Such techniques may include, but are not limited to, the following biological, cultural, and mechanical/physical controls used to prevent crop pests, weeds, and diseases:

      (A) Soil and crop nutrient management practices;

      (B) Sanitation measures to remove disease vectors, weed seeds, and habitat for pest organisms;

      (C) Cultural practices that enhance crop health, including selecting plant species and varieties with regard to site-specific conditions and their resistance to prevalent pests, weeds, and diseases;

      (D) The application of biological, botanical, or mineral inputs;

      (E) The augmentation or introduction of predators or parasites of the pest species, the importation of which shall be approved by the United States Department of Agriculture and be completed in compliance with all other applicable federal, State, and local laws and requirements;

      (F) The development of habitat for natural enemies of pests;

      (G) Mulching with fully biodegradable materials;

      (H) Mowing or mechanical cultivation of weeds or hand weeding; and

      (I) The implementation of measures to minimize sharpshooter populations, including the removal of diseased vines as soon as detected, and the use of yellow sticky traps to monitor sharpshooter populations in the vineyard, and extending up to areas within 200 feet of riparian habitat.

   ii. The vineyard shall: conserve water; reduce water loss to evaporation, deep percolation, and runoff; remove leachate efficiently; and minimize erosion from applied water by implementing a managed drip-irrigation micro-sprinkler or similar type of non-aeration watering system that includes all of the following:

(A) Irrigation scheduling;

(B) The efficient application of irrigation water;

(C) The efficient transport of irrigation water;

(D) Management of drainage water; and

(E) The use of rain barrels and reclaimed water or "gray water," where feasible.

iii. At the end of each calendar year, a comprehensive water report shall be prepared and submitted to the Director that includes total water used at the vineyard throughout the year.

iv. An erosion control/water quality plan that complies with the conditions in this Subsection V.2.iv. shall be submitted. Such plan shall be approved by DPW, and a covenant evidencing the approved plan shall be recorded with the Registrar-Recorder/County Clerk. The conditions required for the erosion control/water quality plan are that:

(A) Planting areas shall be designed utilizing the water quality design elements of low-impact development pursuant to Chapter 12.84 (Low Impact Development Standards) in Title 12 (Environmental Protection) of the County Code, so that runoff from the planting areas, from both irrigation and stormwater, is treated or retained onsite. Site-specific water quality measures may include, but are not limited to, the installation or implementation of:

(1) Biofiltration areas such as bioswales;

(2) Bioretention facilities:

(3) Constructed wetlands;

(4) Dry wells;

(5) Extended detention basins;

(6) Infiltration basins;

(7) Infiltration trenches;

(8) Sand filters;

(9) Stormwater planters;

(10) Tree-well filters;

(11) Vegetated swales or filter strips;

(12) Wet ponds; or

(13) Any combination of the above.

(B) Planting areas shall implement temporary and/or permanent measures as appropriate to minimize the transport of sediment to or from the site and to control erosion to prevent water quality degradation from sediment discharge. Site-specific erosion control measures may include, but are not limited to, the installation or implementation of:

(1) Active treatment systems:

(2) Biofilter bags;

(3) Check dams;

(4) Compost blankets;

(5) Compost socks and berms;

(6) Earth dikes and drainage swales;

(7) Fiber roles;

(8) Geotextiles and mats;

(9) Gravel bag berms;

(10) Hydraulic mulch;

(11) Hydroseeding;

(12) Sandbag barriers;

(13) Sediment basins;

(14) Sediment traps;

(15) Silt dikes;

(16) Silt fences;

(17) Slope drains;

(18) Soil binders;

(19) Storm drain inlet protection;

(20) Straw mulch;

(21) Strawbale barriers;

(22) Streambank stabilization;

(23) Velocity dissipation devices;

(24) Wood mulching; or

(25) Any combination of the above.

v. Permanent vegetation shall be planted or resident vegetation shall be maintained between vineyard crop rows for ground cover. The species of vineyard ground cover shall foster

cycling of resources. Common barley (*Hordeum vulgare*) and certified disease-free and weed-free woodchips are acceptable ground cover. The species of vineyard ground cover shall be non-invasive and appropriate to the site as determined by the Director. The grower shall seek advice from an appropriate cover crop specialist for site-specific recommendations.

vi. Hedgerows, shrubs, and grasses with native and, if appropriate, non-native flowering plants shall be maintained throughout the property to preserve habitat for wildlife and pest predators. Natural nesting sites and perches shall be maintained.

vii. No clearing to bare earth or use of practices that disturb the soil such as discing or tilling shall be allowed.

viii. Runoff from the vineyard shall be diverted, with a berm or other such measure, around the vineyard's storage or disposal area for waste, crop residues, waste by-products, fertilizers, oils, soil amendments, and any other agricultural products or materials utilized in the planting and growing of crops, to prevent contamination of surface waters.

ix. Waste and waste byproducts from the vineyard must be contained, and if feasible, reused on the area on which crops are grown until disposed of in a manner that does not negatively impact natural resources.

x. Waste, compost, oils, chemicals, manure, fertilizers, and other similar materials for the vineyard shall be stored: (1) in a sealed area, either inside a structure or in a covered container with an impervious bottom surface; and (2) at least 200 feet away from any stream/natural drainage course, or any underground water source used for human consumption.

xi. For access roads and driveways to the vineyard, anti-dust strategies that do not rely on water applications or increase the amount of impervious surface shall be implemented. These strategies shall include, but not limited to, the application of appropriate non-toxic materials along roadways, such as gravel, sand, porous paving materials, and mulches.

xii. No burning shall be allowed in the vineyard.

xiii. The vineyard's total amount of hazardous materials used, stored, and/or generated shall be monitored, tracked, and recorded.

b. All new vineyards, pending vineyards, and vineyard expansions, regardless of size, including vineyards that are less than 4,356

square feet, shall not be planted on a slope with a slope ratio greater than 3:1 (33 percent slope).

c. *Additional Conditional Use Permit Requirements.* In addition to the requirements above in Subsections Y.2.a and Y.2.b, above, vineyards requiring a Conditional Use Permit (Chapter 22.158) shall also comply with the following:

i. The vineyard shall be prohibited on significant ridgelines as defined in Subsection R.1, above, and shall comply with the siting requirements for structures requiring a permit under Subsection R.2, above. Any modification sought from this Subsection Y.2.c.i must comply Section 22.336.100.A.2 (Vineyard Modifications);

ii. The vineyard shall not exceed a maximum of two acres in size per lot;

iii. Any vineyard located in a Significant Ecological Area, as shown in Figure 9.3 of the General Plan, shall comply with the requirements of Chapter 22.102 (Significant Ecological Areas);

iv. To the extent feasible, the vineyard shall be sited within the approved building site area and/or the associated irrigated fuel modification zone, which is typically 100 feet from such structure;

v. To the extent feasible, the vineyard shall not be visible from a scenic highway (as depicted in Figure 9.7, Scenic Highways Map, of the General Plan) or the Backbone Trail (as depicted in Figure 10.1, Regional Trail System Map, of the General Plan). If no feasible location on the proposed project site exists where the vineyard would not be visible from a scenic highway or the Backbone Trail, the vineyard shall be sited and designed to minimize its impacts on the scenic highway and/or the Backbone Trail. These mitigation measures may include, but not limited to, siting the vineyard in the least visible portion of the site, designing the vineyard plantings to blend into the natural hillside setting, restricting the vineyard size, minimizing grading for the vineyard, incorporating landscape and screening elements into the vineyard design, and where appropriate, berming at the vineyard. The preferred mitigation measures in this Subsection are site selection and design alternatives, rather than landscape screening or berming;

vi. The vineyard shall not be located in or within 200 feet of an area containing S1 habitat:

(A) Where a stream exists on or adjacent to the property containing the vineyard, a buffer shall be maintained at

least 200 feet in width from the outer edge of the bank of the stream, unless a canopy of riparian vegetation associated with the stream is present, and then the buffer shall be measured from the outer edge of the canopy. Vegetation removal, vegetation thinning, or the planting of non-native or invasive vegetation shall not be permitted within any such buffer, unless required for fire suppression. Banks of streams shall maintain native vegetation adjacent to the water way;

vii. All vineyards shall comply with the wildlife-permeable vineyard fencing requirements outlined below:

(A) The fencing material shall be of wood or an alternative material that gives the appearance of wood, such as wood composite or recycled material.

(B) The fencing shall not contain barbed material, such as spikes, barbs, or razor blades.

(C) The maximum height of the fence shall be 48 inches, measured from the ground.

(D) The fencing material shall not incorporate wire mesh netting or chicken wire that prevents ingress by wildlife.

(E) The bottom edge of the fencing shall be no higher than 18 inches from the ground.

viii. Notwithstanding any other fencing requirement in this CSD, non-wildlife-permeable fencing may only be used to surround the immediate area of buildings on the site, and may extend no further than the outer edge of the fuel modification setback zone for such buildings, typically 20 feet, as required by the Fire Department. Such non-wildlife-permeable fencing shall be installed solely for safety purposes and shall be no more than six feet in height. Vineyard plantings may be permitted within these non-wildlife-permeable fenced areas, provided that all other applicable requirements set forth at Subsection V.2 (Vineyard Requirements) are met.

ix. The vineyard development shall not result in the damage, removal, and/or encroachment into the protected zone of an oak tree;

x. All grading, landform alteration, and vegetation removal for access roads and driveways for the vineyard shall be minimized to the greatest extent feasible. The length of the one access road or driveway shall be the minimum necessary to provide access to the vineyard. The alignment and design of the access road or driveway shall avoid any impact to sensitive habitats, and if such avoidance is not feasible, shall

minimize and mitigate any such impact. In no case shall a new on-site or off-site access road or driveway exceed a maximum of 300 feet or one-third the lot depth, whichever is less, unless the review authority finds, based on substantial evidence, that a modification of this standard is warranted, in accordance with Chapter 22.194 (Variance). In addition to the required findings set forth in Chapter 22.194, if the review authority finds that a modification of this requirement is warranted, the review authority shall make findings that alternative access roads or driveways have been considered and eliminated from consideration because the alternatives were found to be: physically infeasible; less protective of scenic resources, sensitive habitat areas, or other natural resources; and/or have the potential for substantial habitat destruction if any such alternatives were used.

xi. The vineyard Conditional Use Permit (Chapter 22.158) application shall, in addition to the requirements in Chapter 22.158:

(A) Provide expected annual water usage for irrigation of the vineyard as well as for on-site operations related to vineyard production;

(B) Indicate the water source proposed for the vineyard and whether a new or deeper well will be needed. If a new or deeper well is needed, the applicant shall provide the depth of the well, its projected flow rate, and any anticipated impacts from the well to the surrounding region;

(C) Provide a visual simulation of the vineyards as seen from the nearby public roads, parks, and trails;

(D) Include a site-specific survey, conducted by a qualified biologist, to identify, characterize, and delineate habitat types present at the site as well as any special status plant or animal species at the site. The survey shall include an assessment of how the proposed vineyard development may impact habitat function and/or connectivity. Vineyards shall be sited and designed to avoid or minimize any impact to, or removal of, sensitive and rare species and habitat areas, as determined by the site survey; and

(E) Provide proof of legal access for any new development associated with the vineyard that is not accessed directly from a public right-of-way.

Z. Trash Enclosures. Commercial and industrial uses must lock trash bins lids or secure the bin within a locked enclosure.

22.336.080 Zone-Specific Development Standards

A. Zone A-1.

1. Permitted Uses. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone A-1 may be used for the following uses with a Site Plan Review:

   — Small horse-boarding, subject to the standards for equestrian facilities contained in Section 22.336.070.E.

2. Uses Subject to Permits. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone A-1 may be used for the following uses provided a Conditional Use Permit (Chapter 22.158) has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit:

   — Bed and breakfast establishments, subject to the standards contained in Section 22.336.070.C.

   — Event facilities, limited to no more than 24 events per year, minimum lot size 10 acres and must have two means of access to a highway, subject to the standards contained in Section 22.336.070.F.

   — Large horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.E.

   — Rural inns, subject to the standards outline in 22.336.070.Q.

B. Zone A-2.

1. Permitted Uses. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), Property in Zone A-2 may be used for the following uses with a Site Plan Review.

   — Large horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.E.

   — Small horse-boarding, subject to the standards for equestrian facilitates outlined in 22.336.070.E.

   — Riding academies, subject to the standards for equestrian facilitates outlined in 22.336.070.E.

2. Uses Subject to Permits. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation,

and Watershed Zones), property in Zone A-2 may be used for the following uses provided a Conditional Use Permit (Chapter 22.158) has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Bed and breakfast establishments, subject to the standards and conditions outlined in Subsection 22.336.070.C.

— Event facilities, number of events determined by CUP, subject to the requirements listed in section 22.336.070.F.

— Rural inns, subject to the standards outline in 22.336.070.Q.

C. Commercial and Industrial Zones.

1. Commercial Uses Subject to Permits. Where property in a commercial zone is not located in the commercial land use category of the Area Plan, an approved Conditional Use Permit (Chapter 22.158) shall be required for any commercial use otherwise permitted in the base zone. Notwithstanding the above, no Conditional Use Permit shall be required for a change of an existing commercial use to a new commercial use having the same or lesser parking requirement and occupant load and having the same occupancy classification as described in Title 26 (Building Code) of the County Code, unless such new use is subject to permit in the basic zone.

   Additionally, properties in the commercial zones may be used for the following use, in addition to the uses specified in Chapter 22.20 (Commercial Zones), provided a Conditional Use Permit (Chapter 22.158) has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit:

   — Event facilities, number of events determined by CUP, subject to the requirements listed in Subsection 22.336.070.F.

2. Industrial Uses Subject to Permits. In addition to the uses specified in Chapter 22.22 (Industrial Zones) as requiring a Conditional Use Permit, any industrial use listed as permitted, accessory or as requiring a Ministerial Site Plan Review application, shall be subject to a Conditional Use Permit.

3. Additional Findings.

   a. In addition to the findings required by Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that any commercial use subject to a Conditional Use Permit is local serving and is compatible with surrounding land uses located within 1,000 feet.

   b. In addition to the findings required by Section 22.158.050 (Findings and Conditions), the Hearing Officer shall find that any proposed industrial use in an industrial zone is a quiet,

non-polluting light industrial use and is compatible with surrounding land uses located within 1,000 feet.

4. Maximum Allowable Floor Area Ratio. The floor area ratio (FAR) for all buildings on a lot of land shall not exceed 0.5. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.
5. A building or structure in a commercial zone shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.

D. Zone O-S.

1. Uses Subject to Minor Conditional Use Permit. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone O-S may be used for the following uses provided a Minor Conditional Use Permit (Chapter 22.160) has first been approved, while such permit is in full force and effect in conformity with the conditions of such permit, and in compliance with Section 22.16.060.C.1 and C.3 (Additional Regulations for Zone O-S):

— Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities.

— Large horse-boarding, subject to the standards for equestrian facilitates outlined in 22.336.070.E.

— Riding academies, subject to the standards for equestrian facilitates outlined in 22.336.070.E.

E. Zone R-R.

1. Permitted Uses. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following uses with a Site Plan Review.

— Large horse-boarding, subject to the standards for equestrian facilitates outlined in 22.336.070.E.

— Small horse-boarding, subject to the standards for equestrian facilitates outlined in 22.336.070.E.

— Riding academies, subject to the standards for equestrian facilitates outlined in 22.336.070.E.

2. Uses Subject to Minor Conditional Use Permit. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following uses provided a Minor Conditional Use

Permit (Chapter 22.160) has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Adult residential facilities, serving six or fewer persons.

— Group homes for children, serving six or fewer persons.

— Residences, single-family.

3. Uses Subject to Permits.

   a. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following uses provided a Conditional Use Permit (Chapter 22.158) has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit:

      — Bed and breakfast establishments, subject to the standards and conditions outlined in Subsection 22.336.070.C.

      — Rural inns, subject to the standards outline in 22.336.070.Q.

      — Event facilities, number of events determined by CUP, minimum lot size 10 acres, subject to the requirements listed in Section 22.336.070.F.

      — Rodeos, one acre minimum lot size.

   b. In addition to the findings required by Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that such proposed bed and breakfast establishment or single-family residence is compatible with surrounding resort and recreation land uses located within 1,000 feet.

4. A building or structure in Zone R-R shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.

5. For properties in Zone R-R located within the Commercial Recreation-Limited Intensity land use category of the Santa Monica Mountains North Area Plan, the floor area ratio (FAR) for all buildings on a lot of land shall not exceed 0.3. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.

6. Setbacks.

   a. Front Yard. 20 feet from property line.

   b. Side Yard. 5 feet from property line.

c. Rear Yard. 15 feet from property line.

22.336.090 Area Specific Development Standards

A. Topanga Canyon Area.

1. Purpose. The Topanga Canyon Area is established to implement policies related to antiquated subdivision development contained in the Area Plan in order to address development on small lots in hillside and other areas that lack adequate infrastructure or are subject to the potential hazards of fire, flood, or geologic instability, and to preserve important ecological resources and scenic features found in this area.
2. Area Boundary. The boundaries of the Area are as shown on Figure 22-336-E: Topanga Canyon Area, at the end of this Chapter.
3. Definition. For the purposes of this Subsection B, "small lot subdivision" includes all land within TR. 3944, TR. 8545, TR. 8674, TR. 9287, and TR. 9346. "Small lot subdivision" also includes those portions of TR. 6131, TR. 9385, and all Records of Survey and Licensed Surveyor's Maps in Section 5, Township 1 South, Range 16 West, San Bernardino Base and Meridian, located north of the Coastal Zone boundary. Lots created by a parcel map are exempt from these provisions.
4. Development Standards.
   a. Fences and Walls. The construction and/or replacement of fences and walls exceeding three and one-half feet in height which are located either within required front yards, or within required corner side or required rear yards where closer than five feet to any highway line is authorized subject to obtaining approval of a CSD Modification according to Section 22.336.100.B and subject to the following standards:
      i. Height. No fence or wall shall exceed six feet in height, inclusive of any architectural feature, fixture, and/or support element attached to or part of the fence or wall.
      ii. Transparency.
         i. At least 70 percent of the fence or wall area above three and one-half feet in height shall be open and non-view obscuring. The open and non-view-obscuring area above said three and one-half feet must be evenly distributed horizontally along the entire length of the fence or wall and comply with all of the following provisions:
            (a) No slats or other view-obscuring materials may be inserted into, placed in front of or behind, or affixed to such fences and walls;

(b) Vertical support elements shall be a minimum of five feet apart; and

(c) Non-support vertical or horizontal fence elements shall have a maximum diameter of two inches.

iii. Materials. All portions of new or replacement yard fences and walls shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron, or a combination of these materials. Either recycled or composite materials, each with the appearance and texture of wood, may also be used. Chain link, wire, and highly reflective materials are prohibited. Fence and wall materials shall have at least one of the following features:

i. Non-combustible construction;

ii. Ignition resistant construction meeting the requirements of the California Office of the State Fire Marshall's SFM Standard 12-7A-4 parts A and B;

iii. Heavy timber construction; or

iv. Exterior fire-retardant treated wood construction.

iv. Colors. Only earth tone or neutral colors that are similar to the surrounding landscape shall be used.

v. Fences and walls located between five feet from the highway line and the interior boundary of the required corner side yard or required rear yard, and retaining walls wherever located are subject to the provisions of Sections 22.110.070 (Fences and Walls), 22.110.180 (Modifications Authorized), and Section 22.336.090.B (Topanga Canyon Area).

b. Landscaping.

i. Trees, shrubs, vines, flowers, and other landscaping forming a barrier or obstructing views in the same manner as a fence or wall, shall not exceed three and one-half feet in height if located within 10 feet of a highway line.

ii. Invasive non-native species are prohibited from use in all landscaping areas.

c. Additional Standards. The construction of residential units on a lot of less than one acre within a small lot subdivision shall be subject to the following development standards:

i. For the construction of residential units on a lot of 5,000 square feet or more, the maximum gross structural area shall be equal to 20 percent of the area of the lot. Construction of

residential units on a lot of less than 5,000 square feet shall be subject to the following slope intensity formula:

(A) The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$GSA = (A/5) \times [(50-S)/35] + 500$$

Where:

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

Where:

S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contour lines of interval "I" in feet.

A = the area of the building site in square feet.

(B) All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.

i. The maximum allowable GSA as calculated above may be increased as follows:

(A) Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot is combined with the building site, and all potential for residential development on such lot is permanently extinguished.

(B) Add 300 square feet or seven and one-half percent of the total lot area, whichever is less, for each lot in the vicinity of (e.g., in the same small lot subdivision) but not

contiguous with the designated building site, provided that such lot is combined with other developed or developable building sites and all potential for residential development on such lot is permanently extinguished.

ii. The floor area requirement for single-family residences contained in Section 22.140.580.C (Minimum Floor Area) shall not apply.

iii. All residences approved in small lot subdivisions by the slope intensity formula shall be subject to an improvement condition requiring that any future additions or improvements to the property shall be subject to an additional review by the Director.

iv. The provisions of Sections 22.110.030 (Accessory Buildings), 22.110.080.B.1 (On Partially Developed Blocks) and 22.110.080.B.3 (On Sloping Terrain) shall not apply.

5. Procedural Requirements. Notwithstanding Section 22.160.070 (All Zone Regulations Apply Unless Permit is Granted), any modifications of development standards, except for fences, walls, and landscaping pursuant to Subsections B.4.a and B.4.b, above, shall be considered only through Chapter 22.194 (Variance).

B. Malibou Lake Area.

1. Purpose. The Malibou Lake Area establishes development standards to help mitigate the impacts of cumulative residential development on existing historical lots with limited street access in a high fire hazard area.

2. Area Boundary. The boundaries of the Area are as shown on Figure 22.336-C: Malibou Lake Area, at the end of this Chapter.

3. Development Standards.

a. Off-Street Parking. Each single-family residence shall have automobile parking spaces, conveniently accessible to the street and to the residence served, as follows:

i. At least two covered, standard-size automobile parking spaces; or

ii. At least two uncovered, standard-size automobile parking spaces. These spaces may be located in required front, side, and rear yards only if they constitute a driveway to the covered parking.

b. Street Access.

i. A minimum 20 feet of paved roadway width to Crags Drive shall be provided to the property and constructed to the satisfaction of the Department of Public Works, or to a lesser width as determined by the Fire Department.

ii. All access easements through or abutting the property shall be paved a minimum of 10 feet from the centerline and constructed to the satisfaction of the Department of Public Works.

c. Lot Coverage. Buildings and structures shall cover no more than 25 percent of the area of a lot, except to the extent necessary to allow a residence of up to 800 square feet of floor area, in which case such residence shall be permitted to cover more than 25 percent of the area of a lot only to the extent that it otherwise complies with the provisions of this Title 22.

d. Yards and Setbacks. The provisions of Sections 22.110.030 (Accessory Buildings), 22.110.040 (Accessory Structures and Equipment), 22.110.050 (Distance Between Buildings), 22.110.080.B through D (Required Yards), 22.110.090 (Projections into Yards) and 22.110.180 (Modifications Authorized) shall not apply to new construction.

4. Application of Development Standards. The development standards contained in Subsection C.3, above, concerning off-street parking, street access, and lot coverage, are applicable to the construction of residential units, as well as to additions made to existing residential units where the cumulative area of all additions made to the units after February 28, 1993, adds at least 200 square feet to the GSA as defined in Section 22.336.020.B (Definitions). "GSA" means the floor area of the permitted development expressed in square feet, as existing on February 28, 1993.

5. Accessory Uses. The establishment of the following new accessory uses is prohibited, notwithstanding the general authority of Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) or superseding Title 22 regulation:

a. Detached guest houses on the same lot as the primary residence; and

b. Attached guest houses.

22.336.100 Modification of Development Standards

A. Modifications Authorized.

1. Modification of Significant Ridgeline Standards. Where structures on a lot cannot meet the standards prescribed by Section 22.336.070.R.1.b, above, a Variance (Chapter 22.194) shall be required. In addition to the required findings set forth in Section 22.194.050 (Findings and Decision), findings shall be made that:

a. Alternative sites within the property or project have been considered and eliminated from consideration based on physical

infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used; and

b. The proposed project maintains the maximum view of the applicable significant ridgeline through the use of design features for the project such as, but not limited to, minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of locally indigenous vegetation for concealment of the project, as described on the list referenced in Section 22.336.070.I.3.b. The Director shall maintain a list of appropriate landscaping materials required to satisfy this provision. Avoidance of impacts to scenic resources through site selection and design alternatives is the preferred method over landscape or building material screening. Landscape or building material screening shall not substitute for project alternatives including re-siting or reducing the height or bulk of structures.

2. Modification of Vineyard Standards. Except for access road and driveway modifications as provided for in Section 22.336.070.Y.2.a.xi, all other modifications of the requirements set forth in Section 22.336.070.Y.2 (Vineyard Requirements) shall be considered through a Variance (Chapter 22.194) application. In addition to the Variance application, any modification to Section 22.336.070.Y.2.c.i, shall be subject to the additional findings set forth in Subsection A.1, above.

3. Modification of Equestrian Facilities Standards. Modification of any development standards contained in Section 22.336.070.E, shall be considered through a Variance (Chapter 22.194) application. A Biological Resources Assessment must be completed and be reviewed by SEATAC prior to any decision by a decision-making body.

4. Modification of Topanga Canyon Area Specific Development Standards.

   a. Modification of the development standards specified in Sections 22.336.090.B.4.a and 22.336.090.B.4.b shall be subject to a CSD Modification application in compliance with Subsection B, below. The CSD Modification application shall also include findings that the proposed modifications will not create a safety hazard and will not impair views of scenic resources and the application shall contain the following information:

      i. A scaled site plan showing the proposed landscaping, fence or wall location, setbacks, and fence or wall height measurements; and

      ii. A scaled elevation drawing of the proposed landscaping, fence or wall showing measurements of all fence or wall elements, including fence or wall height, and all proposed materials and colors.

5. Modification of Malibou Lake Area Specific Development Standards.

   a. Any modification of the development standards contained in Section 22.336.090.C.3, concerning parking, street access, and lot coverage, shall be considered for residences through the Conditional Use Permit procedure (Chapter 22.158). In making a determination upon the application, the Hearing Officer or Regional Planning Commission shall find, in addition to the requirements of Section 22.158.050 (Findings and Decision), that:

      (A) The modification is necessary for the preservation and enjoyment of a substantial property right possessed by owners of other property in the community;

      (B) The modification will not create an adverse safety impact in the surrounding community;

      (C) The modification will not be materially detrimental or injurious to the property or improvements in the vicinity of the property; and

      (D) The modification will not adversely affect or be in conflict with the General Plan, including the Area Plan.

   b. Modification to yard or setback regulations required by this Title 22 may be granted pursuant to a Yard Modification (Chapter 22.196) application and this Subsection A.5.b.

      i. The application shall comply with all noticing requirements as required by Chapter 22.196 (Yard Modifications). Such noticing shall also be sent to:

         (A) All "occupant(s)" of properties within the notification radius, where the mailing address of a property owner on the above list is different from the address of the neighboring property; and

         (B) Such other persons as the Director deems appropriate whose property could be affected by the application request.

      ii. Findings and decision shall be made in compliance with Section 22.196.030 (Findings and Decision) and Subsection A.5.a., above.

      iii. Notwithstanding Section 22.222.270.A, a Yard Modification which is not used within the time specified in the conditions, or, if no time is specified, within one year after the granting of the yard modification, becomes null and void and of no effect except that the Hearing Officer may extend such time for a period of not to exceed one year, provided an application

requesting such extension is filed prior to such expiration date.

B. Modification of Specific CSD Standards.

1. Applicability. Modification of the development standards specified in Subsection A.5, above, shall be subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

   a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

   b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Findings and Decision.

   a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsections B.3.b, below.

   b. Findings.

      i. The use, development of land, and application of development standards are in compliance with all applicable provisions of this Title 22.

      ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

      iii. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

FIGURE 22.336-A: SANTA MONICA MOUNTAINS NORTH AREA CSD BOUNDARY

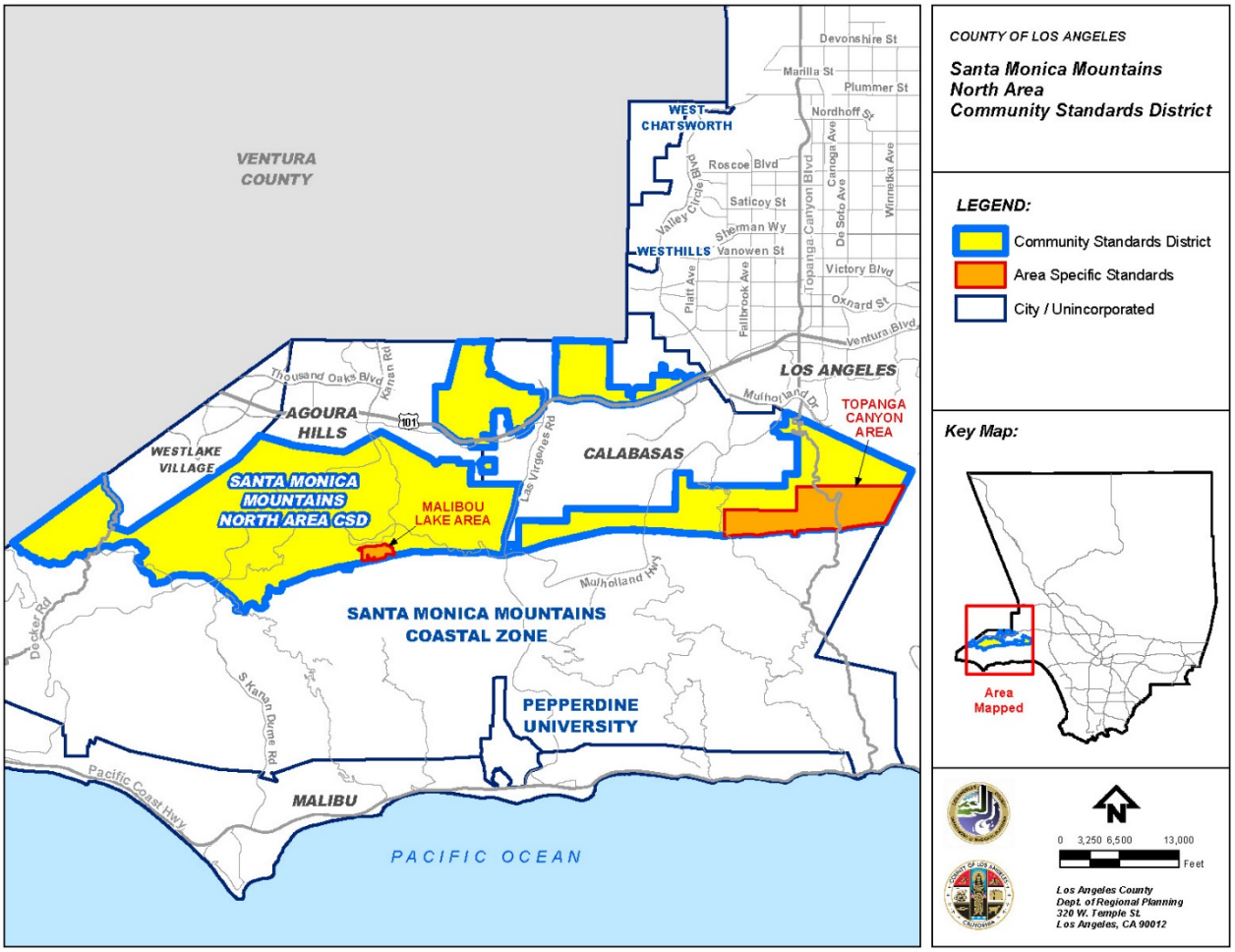

FIGURE 22.336-B: SIGNIFICANT RIDGELINES

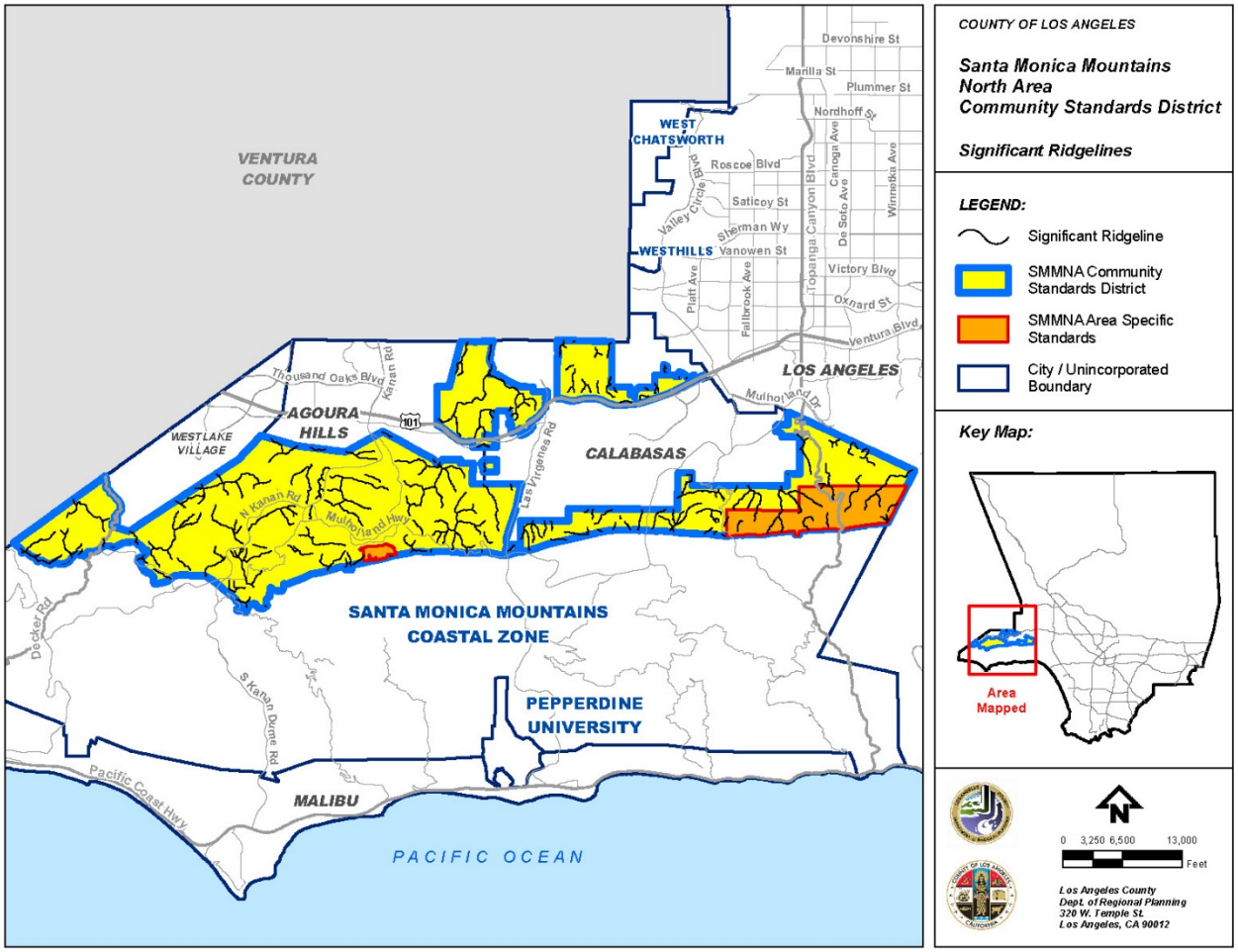

FIGURE 22.336-C: TOPANGA CANYON AREA

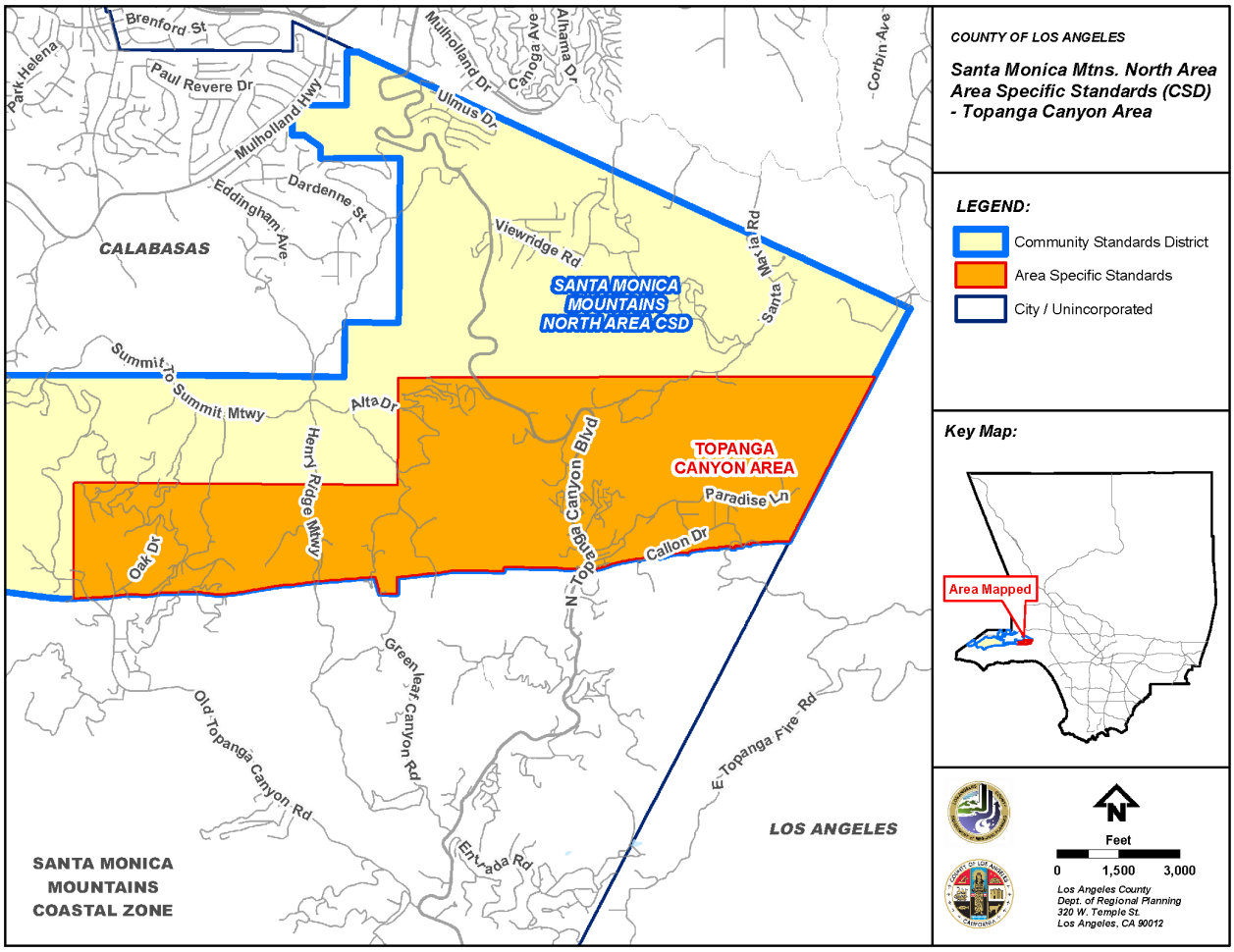

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FIGURE 22.336-D: MALIBOU LAKE AREA

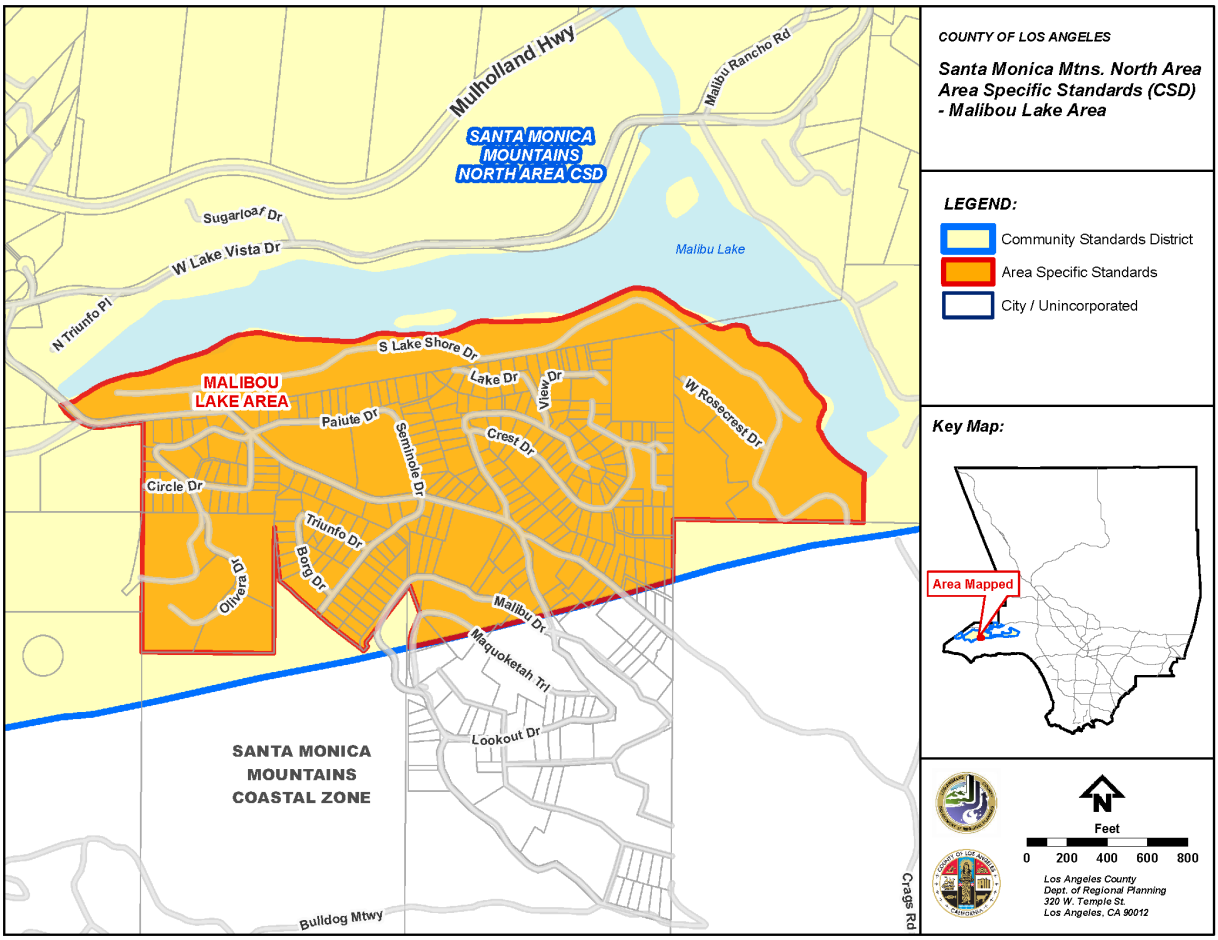
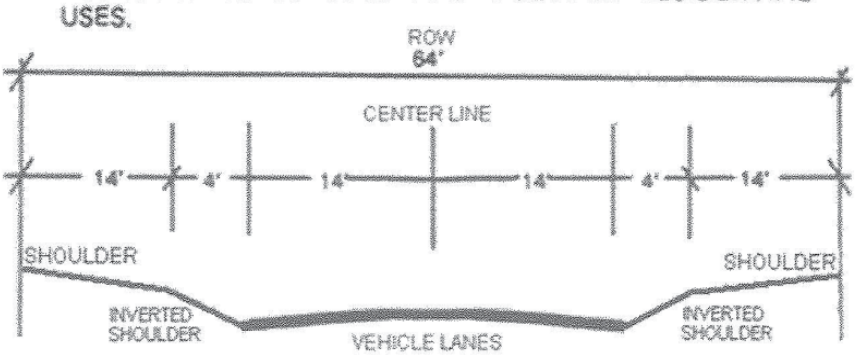
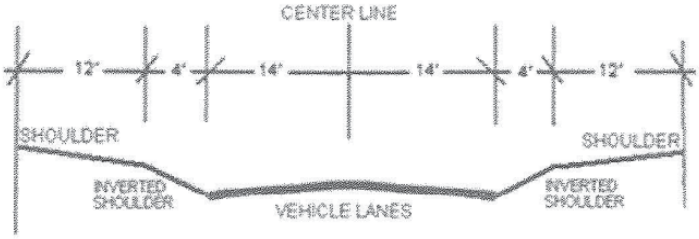


Figure 22.336-E Standards for Street Width

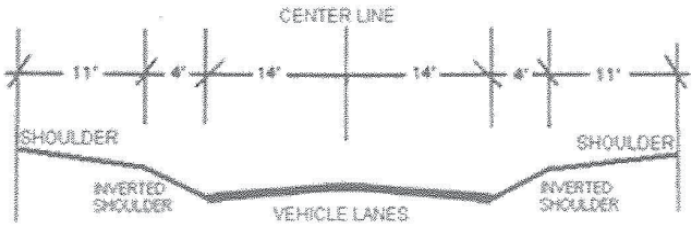
1. RESIDENTIAL ENTRANCE STREETS FROM HIGHWAYS, THRU COLLECTOR STREETS, SECTION AND QUARTER-SECTION LINE COLLECTOR STREETS, AND STREETS ADJACENT TO SCHOOLS AND MULTIPLE RESIDENTIAL USES.

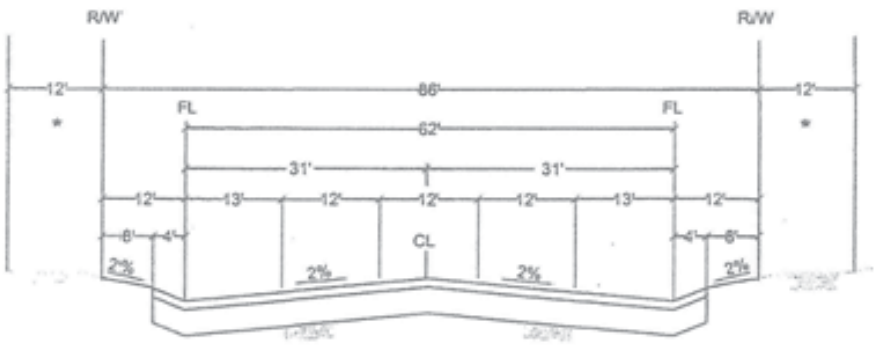


2. INTERIOR COLLECTOR STREETS, CUL-DE-SAC STREETS MORE THAN 700 FEET IN LENGTH, AND LOOP OR OTHER LOCAL STREETS MORE THAN 1,400 FEET IN LENGTH - ONE OR TWO FAMILY RESIDENCES.



3. INTERIOR LOCAL STREETS, CUL-DE-SAC STREETS HAVING A LENGTH OF 700 FEET OR LESS, LOOP OR OTHER LOCAL STREETS HAVING A LENGTH OF 1,400 FEET OR LESS.





* Master Plan multi-purpose riding and hiking trail

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

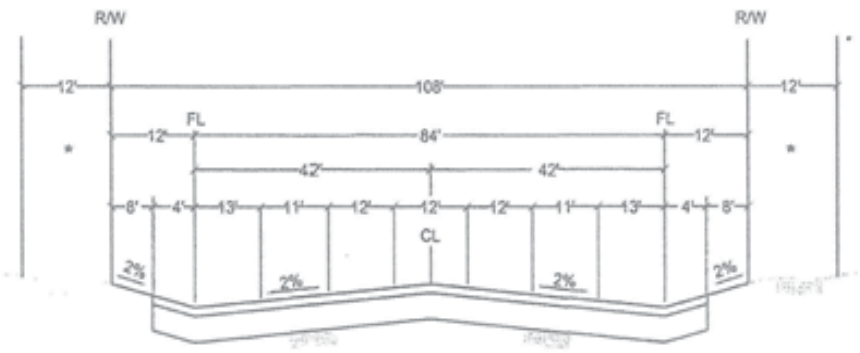
5. RURAL SECONDARY HIGHWAY

STANDARD PLAN

APPROVED _____ DIRECTOR OF PUBLIC WORKS DATE

REVISION

SHEET - OF -



* Master Plan multi-purpose riding and hiking trail

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

4. RURAL MAJOR HIGHWAY	STANDARD PLAN
APPROVED _____ DIRECTOR OF PUBLIC WORKS DATE / REVISION	SHEET - OF -

APPENDIX I
Criteria for Significant Ridgelines

The designation of the significant ridgelines within the Santa Monica Mountains North Area Community Standards District is based on the following criteria:

- **Topographic complexity:** Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in the Santa Monica Mountains North Area make this a common condition.
- **Near/far contrast:** Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance, such as when looking west from Topanga Canyon Boulevard over Henry Ridge to Saddle Peak, and from Mulholland Highway looking east toward Cornell and Malibu Lake. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- **Cultural landmarks:** Ridges that frame views of well-known locations, structures, or other places, which are considered points of interest in the Santa Monica Mountains North Area. These landmarks include Paramount Ranch, Peter Strauss Ranch, and Malibu Lake.
- **Uniqueness and character of a specific location:** Peaks and their buttressing ridges. This is represented by ridges that frame rocky outcroppings, other unique geological features, and areas of extraordinary natural beauty, such as Ladyface Mountain and Saddle Rock. Ridges that frame Malibu Canyon-Las Virgenes Road—a state-designated County scenic highway—Mulholland Highway, Kanan Road, Topanga Canyon Boulevard, and other scenic routes are also included.
- **Existing community boundaries and gateways:** Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in the Santa Monica Mountains North Area. Community boundaries and gateways include the surrounding ridges that provide a skyline and boundary to the rural communities found in the North Area. Examples include the ridges viewed from the Ventura Freeway traveling west from Calabasas, and the ridges along Triunfo and Lobo Canyons.

YOU ARE INVITED!

August 16, 2017

6:30 p.m.

Join Los Angeles County Regional Planning in a conversation about the Santa Monica Mountains North Area Plan! **We want to hear from you!**

We will have a community meeting to gather input on the draft of the Santa Monica Mountains North Area Plan and the Community Standards District update. The meeting will be open-house style with County staff available to receive input and comment cards. We look forward to seeing you at the meeting on:

MEETING DATE:
August 16, 2017

Location:
Malibou Lake Mountain Club
29033 Lake Vista Drive
Agoura Hills, CA 91301

Time: 6:30 pm

For more information please contact Los Angeles County Regional Planning at (213) 974-6465 or (213) 974-6422
E-MAIL: SMMNorthArea@planning.lacounty.gov
or VISIT OUR WEBSITE AT: http://planning.lacounty.gov/smmnap

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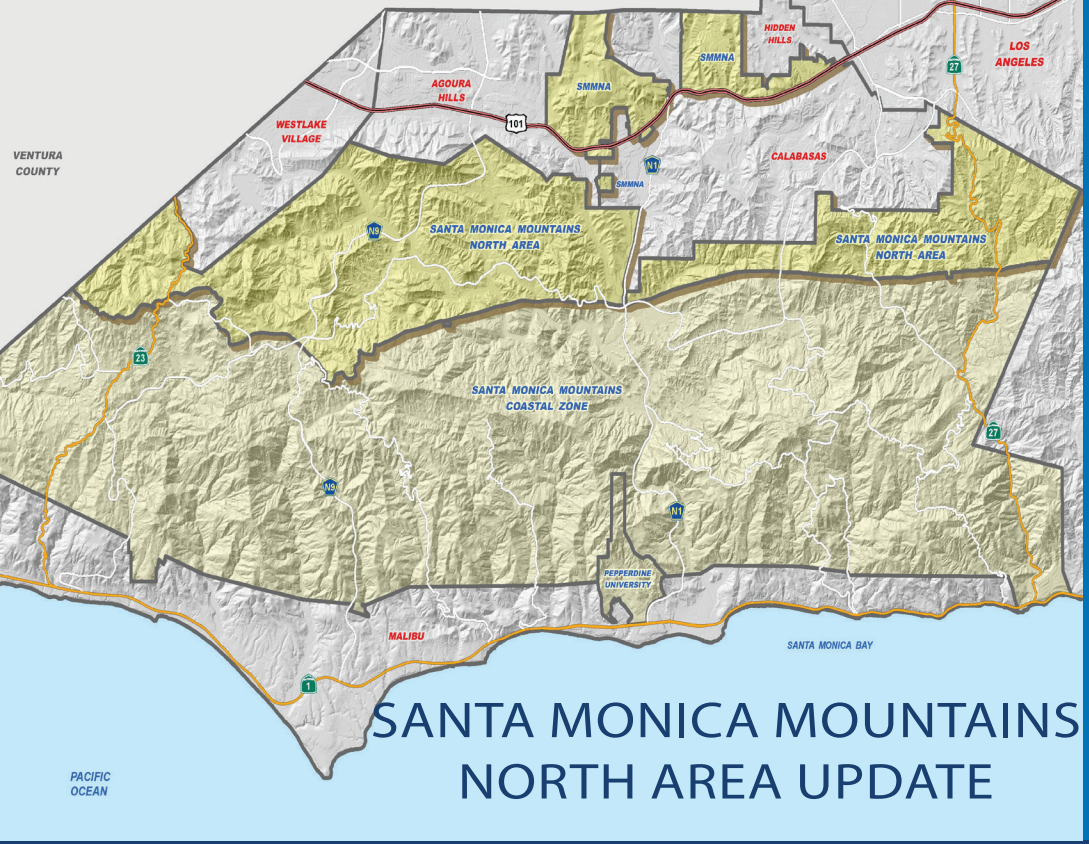

SANTA MONICA MOUNTAINS NORTH AREA UPDATE

YOU ARE INVITED!

Open House Meetings

October 25, 2018

November 14, 2018

The Los Angeles County Department of Regional Planning has prepared a draft update of the Santa Monica Mountains North Area Plan (SMMNAP) and Community Standards District (CSD) and will host Open House meetings to discuss the updates and proposed changes. The County will be accepting comments on the draft North Area Plan and CSD at these Open House meetings and via e-mail or mail through the end of November 2018.

The Draft SMMNAP and CSD is available for review at www.planning.lacounty.gov/smmnap and hard copies are available for review at the Los Angeles County Topanga and Agoura Libraries. The County will be accepting comments on the draft North Area Plan and CSD at these Open House meetings and via e-mail or mail through the end of November 2018.

MEETING DATES:

Thursday, October 25, 2018, 6:00- 7:30 PM

Hosted by the Las Virgenes Homeowner's Federation

Las Virgenes Municipal Water District, Board Room
232 Las Virgenes Road
Calabasas, CA 91302

Meeting Agenda

6:00 pm-7:30 pm Special Presentation of SMMNAP/CSD Update
7:30 pm-9:00 pm Regular Meeting of the LVHF

Wednesday, November 14, 2018, 5:30- 7:00 PM

Hosted by the Topanga Town Council

Topanga Library Meeting Room
122 N Topanga Canyon Boulevard
Topanga, CA 90290

Meeting Agenda

5:30 pm-7:00 pm Special Presentation of SMMNAP/CSD Update
7:00 pm-8:00 pm Regular Meeting of the Topanga Town Council

To submit comments or for more information:
E-mail: **SMMNorthArea@planning.lacounty.gov** or mail comments to:
Community Studies Section
L.A. County Dept. of Regional Planning, Room 1352
320 W. Temple StreetLos Angeles, CA 90012

You can reach us at (213) 974-6465 or (213) 974-6422
or visit our website at http://planning.lacounty.gov/smmnap

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SANTA MONICA MOUNTAINS NORTH AREA UPDATE

YOU ARE INVITED!

Open House Meeting

April 3, 2019

The Los Angeles County Department of Regional Planning has prepared a draft update of the Santa Monica Mountains North Area Plan (NAP) and Community Standards District (CSD) and will host an Open House meeting to discuss the updates and proposed changes. The meeting is meant to substitute for the November 14, 2018 meeting at Topanga Library, which was cancelled due to the Woolsey Fire. The same information that will be presented at this meeting was intended for the November 2018 meeting, including draft documents since October 1, 2018.

The Draft SMMNAP and CSD is available for review at www.planning.lacounty.gov/smmnap and hard copies are available for review at the Los Angeles County Topanga and Agoura Libraries. The County will be accepting comments on the draft North Area Plan and CSD at this Open House meeting and via e-mail or mail through April 18, 2019.

MEETING DATE:

Wednesday, April 3, 2019, 6:00 PM- 7:30 PM

Topanga Library Meeting Room
122 N Topanga Canyon Boulevard
Topanga, CA 90290

Meeting Agenda

6:00 pm-7:00 pm Presentation of SMMNAP/CSD Update

To submit comments or for more information:

E-mail: **SMMNorthArea@planning.lacounty.gov** or mail comments to: Community Studies Section
L.A. County Dept. of Regional Planning, Room 1362
320 W. Temple Street
Los Angeles, CA 90012

You can reach us at (213) 974-6422 or (213) 974-0307 or visit our website at http://planning.lacounty.gov/smmnap

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SANTA MONICA MOUNTAINS NORTH AREA

Santa Monica Mountains **North Area Update**

YOU ARE INVITED!

Date:
Thursday
September 19, 2019

Time:
6:00 - 7:30 p.m.

Join Los Angeles County Department of Regional Planning in a conversation about the Santa Monica Mountains North Area Plan! **We want to hear from you!**

COUNTY OF LOS ANGELES CALIFORNIA

LOS ANGELES COUNTY DEPARTMENT of REGIONAL PLANNING

We are hosting a community meeting to gather feedback on the final drafts of the Santa Monica Mountains North Area Plan and the Community Standards District update. The meeting will be open-house style with County staff available to discuss the document contents and receive community input on the final drafts.

Meeting Date:
Thursday - September 19, 2019

Time:
6:00 - 7:30 p.m.

Location:
Las Virgenes Municipal Water District
4232 Las Virgenes Rd
Calabasas, CA 91302

For more information: Los Angeles County Regional Planning
Telephone: (213) 974-6422
Email: SMMNorthArea@planning.lacounty.gov
Visit our website at: planning.lacounty.gov/smmnap

Follow Us: @LACDRP facebook.com/LACDRP

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING