

**REPORT TO CITY COUNCIL**

**DATE:** DECEMBER 12, 2018

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** GREG RAMIREZ, CITY MANAGER *GR*

**BY:** NATHAN HAMBURGER, ASSISTANT CITY MANAGER *h2*  
DOUG HOOPER, PLANNING DIRECTOR *DH*

**SUBJECT:** DISCUSSION REGARDING THE DRAFT SANTA MONICA MOUNTAINS NORTH AREA PLAN UPDATE AND COMMENTS TO FORWARD TO THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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Staff is requesting direction from the City Council to forward comments on the Draft Santa Monica Mountains North Area Plan ("SMMNAP") Update to the Los Angeles County Department of Regional Planning ("County DRP").

The Santa Monica Mountains North Area is in the unincorporated portion of the Santa Monica Mountains, in the western portion of Los Angeles County, and includes privately-owned and publicly-owned lands. This unincorporated project area encompasses approximately 32 square miles of unincorporated lands generally bounded by Ventura County and the City of Westlake Village to the west, Ventura County and local cities in Los Angeles County, including Agoura Hills, to the north, the City of Los Angeles to the east, and the coastal zone portion of the Santa Monica Mountains to the south (ref. attached Exhibit C).

The Santa Monica Mountains North Area generally consists of five varying land types: urbanized areas, rural residential, ranches, vineyards, and open space. This planning area supports large blocks of undisturbed open space separating urban development along the US 101 Freeway from protected open space in the Santa Monica Mountains. Approximately 35 percent of the North Area consists of conservation and park lands. The mountainous topography and limited road system has shaped development in the North Area. Many of the residential communities occur in or near park lands or natural areas supporting biological resources. The project area supports a wide variety of sensitive plants and wildlife, unique geologic features, wildlife linkages, and aquatic features.

The County DRP is proposing comprehensive updates to the policies of the SMMNAP and to development standards in the Santa Monica Mountains North Area Community Standards District ("CSD") and has released the first draft copy for public review and comments. The SMMNAP is a component of the County's General Plan, with focused objectives and policies for the Santa Monica Mountains North Area. The CSD implements

the policies of the SMMNAP and includes development standards that implement a number of the goals and policies of the SMMNAP. The CSD was adopted by the Los Angeles County Board of Supervisors in October 2001, and has since 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.

The updates are proposed to address concerns that have developed since the adoption of the SMMNAP in 2000, to strengthen existing environmental resources policies, and to identify policies and standards that continue to support the community's rural and semirural lifestyle. In addition, the County DRP is updating the SMMNAP and CSD to be in alignment on many of the environmental protection policies in the recently certified Santa Monica Mountains Local Coastal Program ("LCP"). Lastly, some of the SMMNAP policies adopted in 2000 have not been implemented in the CSD, including development standards for signs, vegetation management, and water resources protections. These issues will be addressed in the proposed updates.

The County DRP conducted public meetings with community members and met with the equestrian community to receive input on issues to be addressed in the SMMNAP-CSD Update. Based on the input received, the County DRP identified the following key areas that will be addressed in the update.

#### *Habitat Protection*

- Adopt habitat protection categories and policies/development standards to protect sensitive biological resources, but allow for continued development within the North Area. The County conducted a biological assessment of the SMM North Area to document the key biological resources and establish habitat categories for resource protection. These categories are summarized below:
  - S1 = rare/very sensitive habitat, development limited to resource dependent development only
  - S2 = sensitive habitat, development must avoid and minimize impacts to habitat
  - S3 = disturbed habitat, development less restricted
  - S4 = previously developed land, development permitted

#### *Equestrian Standards*

- Allow small horse boarding by right in A-1 zones
- Require best management practices (BMPs) such as runoff diversion, waste management and wrapping oak tree trunks
- Require vested legally-established equestrian facilities to comply with BMPs

#### *Expanded Tree Protections*

- Require a Protected Tree Permit to remove or encroach on a native tree species

- Establish Heritage Tree Protections that allow species that add value to the landscape or ecosystem to be registered and afforded the same protections as smaller native trees (trunk size more than 36 inches in diameter)
- Establish a Historic Tree policy/standard to address trees that are culturally or historically significant to the area or on a list of Historic Places
- Add policy/standard for protection of nesting birds that covers tree removal and/or construction near trees during bird nesting season, also add requirements during non-bird nesting season

*Special Events (including dance pavilions)*

- Add regulations that address noise, traffic, lighting, emergency evacuation, and breakdown and setup times
- Define and add Special events as a use allowed in specific zones as either a primary or accessory use
- Explore need for new ambient noise level for the North Area in coordination with County Public Health Department

*Short-Term Rentals*

- Establish policy/standard for prohibiting rental of rooms for less than 30-day stays to discourage home-sharing and “Airbnb”-type uses

*Other Policies and Standards*

- Add application review procedures including need for biological studies if development is in an area with sensitive biological resources
- Add policies/development standards for scenic resource areas, scenic routes, visual resources, significant ridgelines, outdoor lighting and grading, as examples.

The County DRP is accepting public comments through December 31, 2018, on the attached first draft of the SMMNAP (ref. attached Exhibit A) and CSD (ref. attached Exhibit B). According to County DRP staff, a Draft Environmental Impact Report (“DEIR”) is being prepared and is anticipated to be available for public review by February 2019. Comments received on the first draft of the SMMNAP and CSD will be incorporated in the DEIR. The Department of Regional Planning will release for public comment a second draft of the SMMNAP and CSD, with the DEIR, at which time the City and public may submit comments.

The goals, policies and standards within the draft SMMNAP and CSD are generally more restrictive than the current SMMNAP, with the County’s goal, as stated above, to strengthen existing environmental resources policies and identify policies and standards that continue to support the community’s rural and semirural lifestyle. With this in mind, staff reviewed this first draft of the SMMNAP and CSD to ensure the proposed, land use goals, policies and standards did not conflict with those of the City, and the City’s interests within the Santa Monica Mountains North Area. The City Land Use/Economic

Development Committee (“LU/EDC”) also reviewed the draft SMMNAP and CSD and met with staff on November 15, 2018. The LU/EDC recommended the City Council consider directing staff to send the following comments on the SMMNAP to the County DRP related to: open-space properties (ref. attached Exhibits D and E); accessory dwelling units; and biological habitat/sensitivity ranking maps (ref. attached Exhibits F and G).

1. The City understands from the Department of Regional Planning staff that no privately-owned land will be rezoned or re-designated as part of the SMMNAP update, and that parcels acquired by the National Park Service, Mountains Recreation and Conservation Authority, and other conservation agencies may be re-zoned and re-designated as Open Space (OS). The City requests all parcels acquired by conservation agencies be re-zoned and re-designated at this time, as part of the SMMNAP update. Such open space parcels of particular interest to the City of Agoura Hills include: 1) the Triangle Ranch parcels located adjacent to and south of Agoura Hills city limits, east and west of Kanan Road, for which the City recently agree to donate \$800,000 toward its open space preservation (currently designated N2 and N5 in the SMMNAP); 2) the Fran Pavley Meadow parcel located north of the 101 Freeway and east of Chesebro Road (currently designated as N5 in the SMMNAP); and 3) the applicable parcels located north of the 101 Freeway/Liberty Canyon Road intersection (currently designated as N5 in the SMMNAP).
2. Section III.(I) – *Land Use Policy Map* states: “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 determinates of the number of dwelling units appropriate for, or which may be approved, a given parcel. The application of all other LUP policies in addition to the requirements of other regulatory agencies with jurisdiction over the property, may *significantly reduce* [emphasis added] the number of units.”

The City acknowledges the Department of Regional Planning’s desire to not re-zone or re-designate privately-owned land in the SMMNAP for increased density. However, the City requests the Residential Section of the SMMNAP acknowledge the State’s housing crises and local jurisdictions’ obligation to accommodate for the regions’ housing demand by stating within the SMMNAP and CSD the County’s existing ministerial allowance of accessory dwelling units on properties zoned (designated) for single-family use.

3. The City requests the clarification be included in the SMMNAP as to whether the Biological Habitat/Sensitivity Ranking map is to be adopted as part the SMMNAP, or whether the map will instead be maintained by the Department of Regional Planning as a guidance document with additional site-specific biological analysis confirming and/or altering any habitat categories depicted on the map prior to land use approval.

Staff is also seeking direction from the City Council on whether the City should comment on the Circulation Element Section of the SMMNAP, specifically regarding the proposed roadway widening prohibition. Staff acknowledges the statement in the SMMNAP that “the SMMNAP seeks to improve circulation in and through the planning area, while protecting the environmental, through transportation system management techniques,” and staff also acknowledges the County’s desire not to increase roadway capacity. However, Circulation Element Section V.(C) – *Balancing Roadway Capacity and Environmental Protection* Policy CI-1 states: “Maximize the capacity and operational efficiency of highways consistent with environmental protection and neighborhood preservation, *without widening roadways to increase capacity* [emphasis added].” In addition, Policy CI-3 states: “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* [emphasis added].”

Staff asked the LU/EDC whether the City should request the SMMNAP plan for projected growth of neighboring jurisdictions and/or acknowledge the future cumulative traffic impacts such growth will have in the Santa Monica Mountains North Area, including Kanan Road. One LU/EDC member, Mayor Northrup, stated her satisfaction with the proposed circulation policies as drafted and recommended the City not provide comments on this particular subject. The other LU/EDC member, former Mayor Bill Koehler, suggested Policy CI-3 be amended to delete the complete prohibition of roadway widening, and instead rephrase the policy to state: “Roadway widening to increase capacity *is discouraged*.”

In addition to receiving City Council direction regarding the issues listed above, staff welcomes any other comments or direction to staff the City Council may wish to provide. Upon receiving the City Council’s direction, the Planning Director will forward the City’s comments on the draft SMMNAP to the County DRP. As noted above, there will be additional opportunity for the City to comment on the second draft of the SMMNAP and CSD, as well as the DEIR.

## **RECOMMENDATION**

Staff respectfully recommends the City Council direct staff to forward comments on the Draft Santa Monica Mountains North Area Plan Update to the Los Angeles County Department of Regional Planning.

Attachments: Exhibit A: Santa Monica Mountains North Area Plan (“SMMNAP”) Update (First Draft)  
Exhibit B: Santa Monica Mountain North Area Community Development Standards Update (First Draft)  
Exhibit C: SMMNAP General Reference Map  
Exhibit D: SMMNAP Land Use Designation Map (West Portion)  
Exhibit E: SMMNAP Land Use Designation Map (East Portion)  
Exhibit F: SMMNAP Biological Resources Assessment Sensitivity Ranking Map (West Portion)  
Exhibit G: SMMNAP Biological Resources Assessment Sensitivity Ranking Map (East Portion)

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion.

The impact of the demographic changes on the environment is a complex one. On the one hand, the increasing number of people in the world is likely to lead to increased demand for resources, such as food, water, and energy. This could lead to increased deforestation, soil erosion, and water pollution.

On the other hand, the increasing number of people in the world is also likely to lead to increased investment in infrastructure and technology. This could lead to improved water management, increased energy efficiency, and reduced deforestation.

The impact of the demographic changes on the environment will depend on a number of factors, including the rate of population growth, the level of economic development, and the quality of environmental management.

It is clear, however, that the demographic changes of the 1990s will have a significant impact on the environment. It is therefore essential that we take steps to address these challenges and ensure a sustainable future for all.

The demographic changes of the 1990s are a complex and multifaceted issue. It is essential that we take a holistic approach to addressing these challenges and ensure a sustainable future for all.

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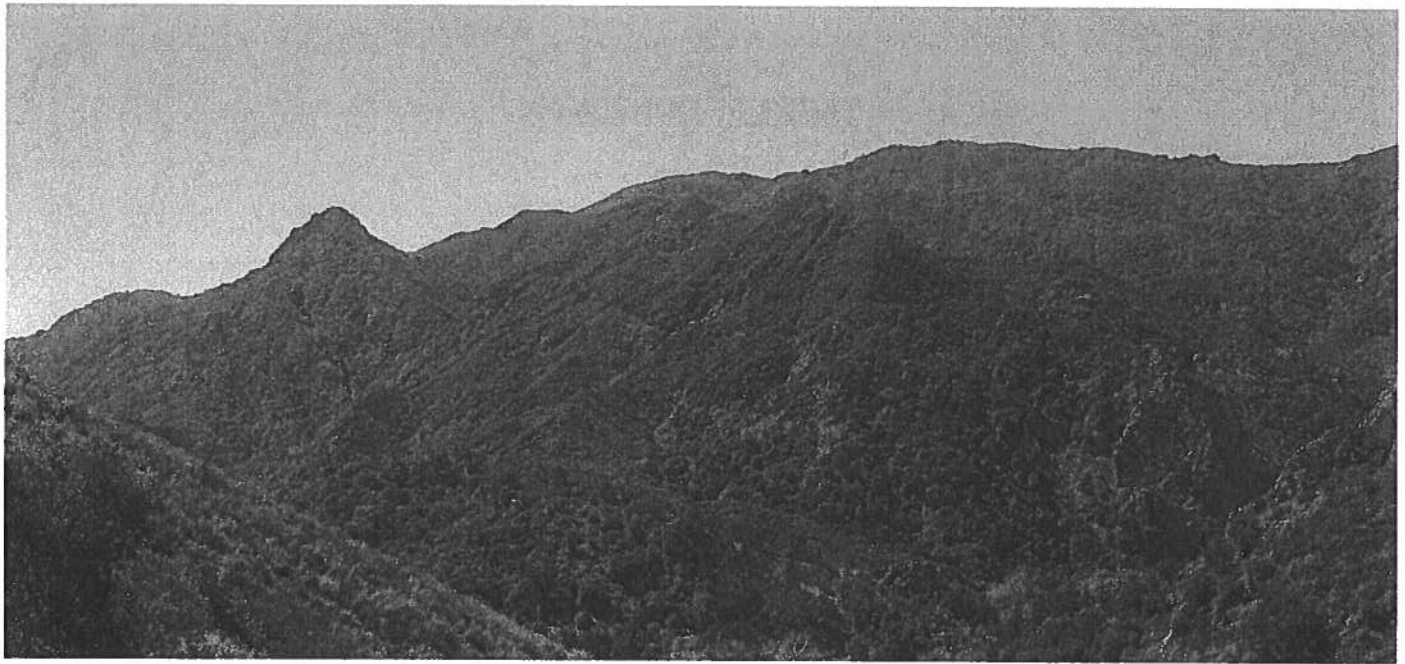
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# Santa Monica Mountains North Area Plan



Los Angeles County  
**REGIONAL PLANNING**



**DRAFT**

**October 2018**

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## I. INTRODUCTION

### A. PURPOSE OF THE SANTA MONICA MOUNTAINS NORTH AREA PLAN

The *Santa Monica Mountains North Area Plan* (North Area Plan and SMMNAP are synonyms used in this document) is a component of the Los Angeles County General Plan. This document serves as an update to the North Area Plan adopted by the Los Angeles County Board of Supervisors in October 2000. The North Area Plan's primary role is to provide more focused policy for the 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 county-wide General Plan as it applies to this planning area.

The North Area Plan identified the concerns and issues of the unincorporated Santa Monica Mountains region in 2000.

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 where appropriate.
- State the County's policies on existing and future development needed to achieve community goals.
- Establish within local government the ability to respond to problems and opportunities concerning community development in a way consistent with local, regional and state goals and policies.
- Inform citizens about their community and allow for opportunities to participate in the planning and decision-making process of local government.
- Identify the need for and methods of improving the coordination of community development activities among all local units of government.
- Create a basis for subsequent planning efforts, such as the preparation of specific plans and special studies.

### B. 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, and 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 rural/urban interface establish a character, sense of openness, and scenic experience that pervades the entire mountain area. These unique characteristics have intertwined to establish the public heritage of the area for this and future generations. The area's recreational opportunities and its rural and semi-rural lifestyle amenities are highly attractive to those living in nearby metropolitan areas. Natural conditions include an array of significant vegetative and habitat resources, key watersheds that drain into Santa Monica Bay, spectacular views, steep unstable slopes, and a high potential for brush fires. Water quality concerns are also prevalent, as much of the area drains through natural canyons into the Santa Monica Bay. In addition, almost the entire North Area Plan area is part of the Santa Monica Mountains National Recreation Area, a unit of the National Park System. The national recreation area includes both public and private lands. Successful management of this unique park unit depends on private/public collaboration with a common goal of natural resource preservation. Several federal park sites, Malibu Creek State Park, and open space lands managed by the Santa Monica Mountains Conservancy--over 5,000 acres in total just within the North Plan area--also represent a public heritage and trust requiring appropriate protection.

The scale of development that is possible within the North Area Plan area is constrained by not only natural resources--including the need for habitat linkages, but also by the cumulative limitations of infrastructure and public services in the area, and by public health issues related to the quality of water downstream and in the Santa Monica Bay. No new freeways are planned to serve this area, and the existing roadway network, with identified improvements that can be accommodated in an environmentally sensitive manner, is the only means of vehicular circulation. There will be no areawide flood control system of concrete channels carrying off storm runoff and debris and protecting development. Finally, as noted by the Los Angeles County Wildland Fire Safety Panel, the Santa Monica Mountains are a fire-fed ecosystem in which fires are a natural occurrence, and homes within wildland areas face a potentially substantial risk due to the likelihood and severity of wind-driven wildland fires in the mountains, since it is impossible, once a wildfire has reached a critical size and intensity during Santa Ana wind conditions, to provide enough fire equipment to stop the fire without risk to structures.

Los Angeles County is committed to making consistent development-related decisions within a framework that recognizes the dictates of the land and the problems and risks that are inherent in attempting to overcome those dictates--and that there are circumstances in which those dictates cannot be overcome.

### **C. SETTING**

The Santa Monica Mountains North 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 (Map 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 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 Local Coastal Program on policy issues that also face the North Area.

Surrounding cities include the City of Los Angeles to the east, Calabasas to the north and northeast, Agoura Hills to the north, Westlake Village to the northwest, and the City of Malibu 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 the 1929 when the Subdivision Map Act was amended to afford local governments more control over development. Areas such as Topanga Canyon and Malibu Lake are 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, a substantial portion of land with 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 34 percent of the planning area, and include parts of the Santa Monica Mountains National Recreational Area, Topanga State Park, Malibu Creek State Park, and Charmlee Wilderness Park.

### **D. 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 and Housing Element;
- Circulation Element;

- Public Facilities Element.

### **Glossary**

Key terms used in the North Area Plan are defined, and such definitions are intended to be used in interpretation of goals and policies of the plan.

### **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.

## **E. HOW TO USE THE NORTH AREA PLAN**

This Santa Monica Mountains North Area Plan is a component of the Los Angeles County General Plan. All of its goals, policies, standards, and implementing actions 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 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.

- 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.
- Density Transfer: Following the provisions of the Countywide Plan, "a transfer of density within a project is allowed, regardless of the urban/non-urban boundary, where supported by geologic and/or topographic data and the change results in a superior design...etc.,"

subject to consistency findings with policies of the North Area Plan. The North Area Plan does not, however, support the creation of urban densities within rural areas.

- **Staff Consultation:** While the North Area Plan is meant to be a guide for the public in determining allowable uses of private property, the public is encouraged to consult with members of the County's planning staff 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 plan establishes a moratorium 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. Land division applications must meet the following general plan consistency requirements:

- Applications pending, and deemed complete, as of \_\_\_\_\_: Must be found consistent with the \_\_\_\_\_ Plan.

- Applications pending, but not deemed complete, as of \_\_\_\_\_ as well as all applications filed on or after \_\_\_\_\_: Must be found consistent with the plan in effect at the time of final County approval of tentative map.

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 sewage disposal 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 Game, and possibly from the U.S. Army Corps of Engineers--in addition to compliance with County site design regulations.

## F. 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 20<sup>th</sup> century, development has since been restricted to preserve the natural 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 thin 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 mountains through limiting development and encouraging recreational uses.

## G. 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 mountains.

Malibu/Santa Monica Mountains Interim Area Plan (1981): The County adopted this plan as a first step in implemented comprehensive planning in the whole of 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 Coastal Zone of the Santa Monica Mountains. Accordingly, the plan resulted in the bifurcation of the mountains into two planning areas – the Coastal Zone and the North

Area. **Ventura Freeway Corridor Areawide Plan (1993):** In 1993, a coalition of four cities, the County, two municipal service agencies, and the National Park Service began preparation of this plan to address issues of growth, environmental management, and inter-jurisdictional coordination.

**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. This time the 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. 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 Community Standards District 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 Plan (LIP). The Land Use Plan is a component of the Los Angeles County General Plan and provides goals and policies. The Local Implementation Plan 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 Zones biological resources.

## **H. REGION-WIDE PLANNING COORDINATION**

The County of Los Angeles recognizes that planning in the Santa Monica Mountains calls for an interagency joint planning and consensus-building process involving negotiations, compromises, and resolutions between individual agencies with differing missions that provide essential services and facilities in the area. An integral part of the North Area Plan



is the recognition that when agencies provide essential services and facilities alongside other agencies, interagency negotiations must occur on how best to fulfill their different mandates.

For example, the Santa Monica Mountains and surrounding region are widely recognized for their natural resources and outdoor recreational opportunities. Human activity, such as development, occupation, and use, can and often does impact natural resources. Continued open communication between the County and the National Park Service, as well as other park, land conservation and recreation-related agencies, including the California Department of Parks and Recreation, the Santa Monica Mountains Conservancy, and the Mountains Recreation and Conservation Authority, should enable planning officials to strike mutually acceptable balances between natural resource preservation and human occupation/use.

#### I. PUBLIC PARTICIPATION

[Reserved]

#### J. NATIVE AMERICAN HERITAGE COMMISSION

In compliance with State law (Government Code §65352.3), the County contacted the Native American Heritage Commission in order to contact, provide notice to, refer plans to, and consult with tribes that have traditional lands located within the North Area, and to allow those tribes the opportunity to conduct consultations with the County for the purpose of preserving, or mitigating impacts to, cultural places located on land in the unincorporated territory that may be affected by the SMMNAP. The Commission provided the names of several tribes. These tribes were included in the outreach efforts for this SMMNAP.

#### K. RELATIONSHIP TO THE SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

The 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 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 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.

#### **L. 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 is 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, policies and implementation actions specific to the issues and needs of the Santa Monica Mountains.

## II. CONSERVATION & OPEN SPACE ELEMENT

### A. INTRODUCTION

The recreational aspects of the Santa Monica Mountains establish a strong connection between the natural environmental and human activities within it. With the extensive amount of biological resources in the Santa Monica Mountains, this Plan Update contains a Biological Assessment in Appendix X. This Biological Assessment analyzed special-status riparian and animal species, Significant Ecological Areas (SEAs), habitat linkages and recommended Habitat Categories to be used in the SMMNA. It also details human and wildlife interactions in the Santa Monica Mountains. The goals and policies in this section were driven by this Biological Assessment and recommendations.

### B. 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, requires 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 both the natural and the man-made environmental quality 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. Sensitivity 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 needs to conform to, and become a part of, the natural setting.

The County supports the general goals established by the jurisdictions (including the County) and agencies participating in the areawide planning program. These goals are articulated in the General Goals section. They focus on the maintenance of the unique elements of the area's natural setting and environment that provide a pleasant environment in which to live and recreate as well as protect significant biota or representative natural habitats and linkages.

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 land-forms, and the area's spectacular geologic formations, which provide a substantial recreational resource.

### C. OPEN SPACE

Over 7,400 acres of major public open spaces lie within the North Plan area – 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-government 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:

- **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
- **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. Many steeply-sloping areas and areas subject to flooding have been committed to long-term open space, primarily as part of past development approvals.
- **Open Space for Public Recreation:** These open space areas include the public and private parks and beaches 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.

***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 sensitive biological resources.
- CO-4: Prioritize open space acquisitions for available lands that contain unique ecological features, streams, watersheds, 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 as permanent deed-restricted open space on the Land Use Policy Map 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.
- 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.

#### **D. 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 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 plant 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. 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 over the next several decades leaving them relatively undisturbed and their resources left intact, while still allowing for responsible development.

As outlined in the Biological Resources Assessment prepared by Aspen Environmental Group, all land throughout the North Area has been mapped and assigned a habitat sensitivity ranking. The rankings are based on the distribution, rarity, and habitat function of the habitat found in each category. The habitat categories are outlined as follows:

**S1 Habitat: habit of limited distribution, particular rarity or important habitat function**

- Lands that support the rarest and most sensitive resources or has important ecosystem function
- Development is highly restricted in areas with S1 habitat

**S2 Habitat: intact, but broadly distributed habitat**

- Lands that support intact native vegetation communities, and which may include some species that are rare, but widespread in the North Area
- Development may occur in areas with S2 habitat provided measures are implemented to avoid, minimize, and mitigate habitat impacts

**S3 Habitat: disturbed, non-native, and cleared habitat**

- Lands that support non-native and ruderal vegetation and disturbed or cleared habitat that are expected to have lower habitat function than other natural lands
  - Development is less restricted in areas with S3 habitat
- S4 Habitat: developed and agricultural lands
- Lands that support existing residential or commercial development, other facilities, or agricultural practices
  - Development is least restricted in areas with S4 habitat

**Goal CO-2: An environment that retains significant animal and plant communities in an undisturbed condition and provides the highest possible protection for the North Area**

Policies:

CO-13: Protect sensitive habitat by collaborating with entities such as County departments, homeowner associations and other groups. Place an emphasis on a balance between land use, sensitive ecological areas (SEAs), wildlife connectivity and emergency responses.

CO-14: Allow for maximum wildlife connectivity and habitat linkages in important corridors in 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, requiring the dedication of open space conservation easements, and minimizing removal of native vegetation.

CO-15: A portion of the land in the North Area contain habitats of the highest biological significance, rarity, and sensitivity. The most biologically significant areas are designated S1 habitat and S2 habitat and are subject to strict land use protections and regulations.

- 1) S1 habitat consists of areas of highest biological significance, rarity, and sensitivity—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, 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 animals 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) CNPS-listed 1B and 2 plant species<sup>3</sup>, normally associated with S1 habitats, where they are found within S2 or S3 habitat areas.

- 2) S2 habitat consists of areas of high biological significance, rarity, and sensitivity that are important for 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) CNDDDB-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<sup>4</sup>, normally associated with S2 habitats.

CO-16: 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.

CO-17: S4 habitat is 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.

CO-18: The areas occupied by existing, legally-established structures, agricultural uses (including equestrian uses), access roads and driveways and animal containment facilities do not constitute S1 or S2 habitat areas. Additionally, the fuel modification area and brush clearance areas required by the Los Angeles County Fire Department for existing, lawfully-established structures do not meet the criteria of the S1 or S2 habitat categories, with the exception of the areas subject to the minimal fuel modification measures that are required in riparian or woodland habitats (e.g., removal of deadwood). In areas subject to the minimal fuel modification measures that are required in riparian or woodland habitats, the



habitat maintains its biological significance, rarity, and sensitivity and shall be accorded all the protection provided for the S1 habitat category the SMMNAP.

CO-19: S1, S2, S3, and S4 habitat categories are mapped on a biological resources map to be maintained by the Department of Regional Planning. While the map provides guidance, the precise boundaries of these habitat categories shall be determined on a site-specific basis, based on substantial evidence and a site-specific biological surveys inventory and/or assessment required by the SMMNAP when a development proposal is submitted. This SMMNAP contains a procedure, as enunciated in Policy CO-20, to both confirm the habitat types and locations depicted on the map and establish on the basis of substantial evidence 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 SMMNAP.

CO-20: The habitat categories as depicted on the Department's Biological Resources Map may be adjusted based upon substantial biological evidence and independent review by the County 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 are different than those indicated on the Biological Resources Map, the County shall maintain 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 are different than those indicated on the Biological Resources Map, the Biological Resources Map shall be modified accordingly, as part of a map update indicated below.

CO-21: Land uses are only allowed in S1 and S2 habitats where sited and designed to avoid significant disruption of habitat values, consistent with the policies of the SMMNAP. 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-22: New development shall be sited in a manner that avoids the most biologically-sensitive habitat onsite where feasible, while not conflicting with other SMMNAP policies, in the following order of priority: S1, S2, S3, S4. Priority shall be given to siting development in S4 habitat. If infeasible, priority shall be given to siting new development in such 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 SMMNAP. If it is infeasible to site development in S4, S3, and S2 habitat areas, development may be sited in S1 habitat if it is consistent with the specific limitations and standards for development in S1 habitat and all other provisions of the SMMNAP.

**CO-23:** Emphasize the protection of habitat:

- 1) Preserve, protect, and enhance habitat linkages through limitations in the type and intensity of development and preservation of riparian corridors.
- 2) 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, 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-24:** 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-25:** 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-26:** Where new development is permitted in S1 or S2 habitat, the maximum allowable building site area on parcels shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less. Where new residential development is permitted in S3 or S4 habitat, the maximum allowable residential building site area shall be 10,000 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 it is determined that a smaller building site area would serve to avoid impacts to S1 habitat areas, substantially minimize grading associated with the project,

reduce the need for manufactured slopes, or reduce the need for retaining features visible from scenic areas, public trails, and public lands.

- CO-27: 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. 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.
- CO-28: 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 shall be provided around parklands.
- CO-29: 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.
- CO-30: 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.
- CO-31: 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 state or federal conservation agency, conservation easement, restrictive covenant or conservation in-lieu fees.
- CO-32: Where multiple habitat protection policies and permitted uses are applicable, the policy that is most restrictive and protective of the habitat resource shall regulate development.

- CO-33: A site-specific Biological Inventory shall accompany each application for all new development. A detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of S1 or S2 habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat. The County Biologist shall conduct preliminary review of all development, regardless of whether the proposal must be considered by the Significant Ecological Areas Technical Advisory Committee (SEATAC).
- CO-34: The SEATAC shall review and analyze all proposals for development that are within S1 or S2 habitat.
- CO-35: New development shall be clustered to the maximum extent feasible and located as close as possible to existing roadways, services and other developments to minimize impacts to biological resources. New development shall be sited and designed to minimize impacts to S1 and S2 habitat by: Limiting the maximum number of structures to one main residence, one second residential structure, and accessory structures such as stable, corral, pasture, workshop, gym, studio, pool cabana, office, or tennis court.
- CO-36: New development in S1, S2, and S3 habitat areas shall be sited and designed to minimize removal of native vegetation and required fuel modification and brush clearance to the maximum extent feasible to minimize habitat disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety. Where clearance to mineral soil is not required by the Fire Department, fuel load shall be reduced through thinning or mowing, rather than complete removal of vegetation. All vegetation removal, thinning and mowing required for new development must avoid disturbance of wildlife and special-status species, including nesting birds.
- CO-37: Outdoor Lighting shall be fully shielded and directed away from biological resources and other sensitive receptors.

## **E. WATER QUALITY & AVAILABILITY**

Public health and the quality of coastal 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 Plan 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 Regional Water Quality Control Board (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, biological communities in the surrounding watershed, and other coastal resources.

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 provides 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.

**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-38: Support and participate in watershed-based planning efforts with the Regional Water Quality Control Board (RWQCB) and upstream and downstream cities.

CO-39: 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, included as part of the Local Implementation Program.

CO-40: To reduce runoff and erosion and provide long-term, post-construction water quality protection in all physical development, prioritize the use of Best Management Practices (BMPs) in the following order: 1) Site design BMPs, 2) Source control BMPs, 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 storm water 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, 1- hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.

CO-41: Prioritize the use of Low Impact Development (LID) in project design to preserve the natural hydrologic cycle and minimize increases in storm water or dry weather flows.

CO-42: Minimize impervious surfaces in new development, especially directly-connected impervious areas. Require redevelopment projects to increase the area of pervious surfaces, where feasible.

- CO-43: 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-44: 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-45: Protect water quality by limiting maximum potential build out 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 Canyon
- CO-46: 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-47: Manage the temporary storage of construction materials for public projects or landslide material on road shoulders using the most current Best Management Practices 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-48: 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-49: Revegetate prior to the rainy season areas disturbed by development activity. Use locally indigenous plant species outside of Fuel Modification Zone A and

avoid non-native invasive species, balancing long-term slope stability and habitat restoration with reduced fuel loads for fire protection.

- CO-50: 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-51: 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-52: The use of reclaimed water for any approved agricultural use is required where feasible.
- CO-53: 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-54: 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 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-55: Grading during the rainy season may be permitted to remediate hazardous geologic conditions that endanger public health and safety.
- CO-56: Minimize the land disturbance activities of construction (e.g., clearing, grading, and cut and- fill), 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-57: 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-58: 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-59: 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.
- CO-60: Use Low Impact Development in project design to preserve the natural hydrologic cycle and minimize increases in storm water of dry weather flows.
- CO-61: Prohibit the use of hauled water as a source of potable water for new development
- CO-62: Participate in the development and implementation of solutions to problems associated with OWTS and their impact on water quality.
- CO-63: 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-64: 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 Regional Water Quality Control Board.
- CO-65: 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 and surface waters from lateral seepage from the sewage effluent dispersal systems and to protect the OWTS from flooding and inundation.

CO-66: 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, 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, and shall include maximum feasible mitigation measures to mitigate unavoidable impacts. Bioengineering alternatives shall be preferred for flood protection over "hard" solutions such as concrete or riprap channels.

CO-67: 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.

## F. 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. Coastal 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 area 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.

**Goal CO-5: Preserve tree populations through the North Area, including native trees and trees of historic value.**

**Policies:**

- CO-68: Provide protections for trees that are native to the Santa Monica Mountains, including limiting removal of native trees when feasible.
- CO-69: When native trees must be removed, the planting of new trees should be required as mitigation as a condition of approval.
- CO-70: 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-71: Monitor the spread of infectious diseases and pests to native and non-native trees in the Santa Monica Mountains
- CO-72: 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-73: New development shall be sited and designed to preserve mature native trees. Development shall be sited to prevent encroachment into the protected zone of native trees.
- CO-74: Protect non-native trees that have high habitat or historic value.

**G. 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 Lady Face 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 Malibu Lake, in the south central 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 scenic Mulholland Highway 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.

**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, coastal waters, public scenic views, and sensitive habitats.

Policies:

CO-75: The maximum residential density allowed by the applicable land use category shall be restricted for land divisions within hillside management areas.

CO-76: Site and design new development to minimize the amount of grading and the alteration of natural landforms.

CO-77: Site and design new development to protect natural features, and minimize removal of natural vegetation.

CO-78: The height of structures shall be limited to minimize impacts to scenic resources.

CO-79: 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. Exporting 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-80: Ensure that development conforms to the natural landform and blends with the natural landscape in site, design, shape, materials, and colors. Building pads on sloping sites shall utilize split-level or stepped-pad designs.

- CO-81: Restrict development on slopes greater than 25 percent unless placement is biologically superior than alternative site.
- CO-82: New development shall be sited and designed to minimize the height and length of manufactured cut and fill slopes, and minimize the height and length of retaining walls. Graded slopes shall blend with the natural contours of the land and shall utilize landform grading.
- CO-83: Graded slopes shall blend with the natural contours of the land and shall utilize landform grading.
- CO-84: All structures on lots in hillside areas shall be clustered if clustering is shown to minimize site disturbance and grading. Development within a subdivision shall be clustered and utilize shared driveways.
- CO-85: 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-86: 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.

## H. 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 Malibu Lake and Lobo Canyon. There are also a number of local and regional recreation trails and scenic driving routes that meander through the Mountains, including three State-designated County Scenic Highways: Mulholland Highway, Malibu Canyon-Las Virgenes Road and Topanga Canyon Blvd.

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 the 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 of this SMMNAP:

- 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 coastline viewsheds, undisturbed hillsides and/or riparian or woodland habitat with intact locally-indigenous vegetation and plant communities.

The following areas contains designated scenic elements:

1. *West Mullholand 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. *Lady Face 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*: Land Mark 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.

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, beaches, and state waters that offer scenic vistas of the mountains, canyons, coastline, beach, and other unique natural features. The purpose of the following policies is to protect the scenic and visual qualities of all scenic resources.

Scenic routes:

- Mulholland Highway
- Las Virgenes Road

- Kanan-Dume Road
- Chesebro Road
- Cornell Road
- Old Topanga Canyon Road
- Topanga Canyon Boulevard

**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-87: The Santa Monica Mountains contain scenic resources of regional and national importance. The scenic and visual qualities of these resources shall be protected and, where feasible, enhanced.

CO-88: Protect public views within Scenic Areas and throughout the North Area. Places on, along, within, or visible from Scenic Routes, public parklands, public trails, beaches, and state waters that offer scenic vistas of the mountains, canyons, coastline, beaches, 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. Scenic Resource Areas also include the scenic resources identified on Map X and consist of Scenic Elements, Significant Ridgelines, and Scenic Routes.

CO-89: Maintain and enhance the visual quality of vistas along the unincorporated portions of identified scenic routes and routes with scenic qualities, including:

CO-90: Protect public views of designated Scenic Elements and Significant Ridgelines, the ocean, beaches, canyon walls, geological formations, creeks, ridgelines, and waterfalls. The viewshed and line-of-sight to these scenic resources shall also be preserved and protected.

CO-91: 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.

CO-92: 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.

- CO-93: 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 County 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.
- CO-94: 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-95: 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.
- CO-96: 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.
- CO-97: 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.
- CO-98: Limit 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-99: 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 co-located where feasible. This may include requiring one taller pole rather than allow 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-100: 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. The design of new bridges on scenic routes shall be compatible with the rural character of the Santa Monica Mountains and designed to protect scenic views.

CO-101: Land divisions, including lot line adjustments, shall be designed to minimize impacts to visual resources by:

- a. Clustering the building sites to minimize site disturbance and maximize open space.
- b. Prohibiting building sites on ridgelines.
- c. Minimizing the length of access roads and driveways.
- d. Using shared driveways to access development on adjacent lots where feasible.
- e. Reducing the maximum allowable density in steeply sloping and visually sensitive areas.
- f. Minimizing grading and alteration of natural landforms.

## I. TRAILS

The Santa Monica Mountains offer the Los Angeles metropolitan area a wide range of public and private recreational opportunities. The 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 SMMNAP 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 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 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 is vast 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.

**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-102: The parklands and trails located within the North Area provide a wide range of recreational opportunities in natural settings which include hiking, equestrian activities, bicycling, camping, educational study, and picnicking. These recreational opportunities shall be protected, and where feasible, expanded or enhanced as a resource of regional, State and national importance.

CO-103: 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-104: 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-105: 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.

## **J. ARCHAEOLOGICAL, PALEONTOLOGICAL AND HISTORIC CULTURAL RESOURCES**

The Santa Monica Mountains are rich in paleontological and historic cultural resources, including archaeological resources of 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 Mountains' archaeological paleontological and historic cultural resources at risk.
- It is in the public interest to preserve historic cultural resources because they are irreplaceable and offer cultural, educational, aesthetic, and inspirational benefits.
- The stewardship of paleontological and historic cultural 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 archaeological, paleontological and historic cultural 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 Mountains come from the Late Cretaceous Period and are found in the Chatsworth Formation. Ammonites, extinct 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 paleontologic 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.

## **Archaeological 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 30 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 over 1,500 known archaeological sites in the 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 and sophisticated native cultures, have occupied land within the 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 Monicas approximately 2,000 years ago.

### **Cultural Resources of Early Settlers**

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.

**Goal CO-9: Preservation of the area's rich and diverse archaeological, paleontological and historic cultural resources.**

Policies:

CO-106: Protect and preserve archaeological, historical, 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-107: Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required. Mitigation shall be designed to accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.

CO-108: Regulate landform alteration to ensure minimal disturbance of known archaeological and historic cultural sites. New development on sites identified as archaeologically sensitive shall include onsite monitoring of all grading, excavation, and site preparation that involve earthmoving operations by a qualified archaeologist(s) and appropriate Native American consultant(s).

CO-109: The County should coordinate with appropriate agencies, such as the Southern California Indian Center (SCIC) and the UCLA Archaeological Center, to identify archaeologically-sensitive areas. Such information should be kept confidential to protect archaeological resources.

CO-110: New development within archaeologically-sensitive areas shall implement appropriate mitigation measures, designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.

CO-111: Preserve and protect cultural resources and traditions that are of importance to Native Americans, including the Chumash and Gabrieliño/Tongva peoples.

### III. SAFETY & NOISE ELEMENT

#### A. 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 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:

- Noise Hazards
- Lighting Hazards
- Fire Hazards
- Flood Hazards
- Seismic and Non-seismic Geologic Hazards;
- Hazardous Materials

#### B. 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.

#### C. SEISMIC & NON-SEISMIC GEOLOGIC HAZARDS

Natural seismic and non-seismic events 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 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. 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 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).

**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: New development shall 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 bluffs and cliffs.
- SN-2: All new development shall be sized, designed and sited to minimize risks to life and property from geologic hazard.
- SN-3: On former landslide sites, unstable slopes and other geologic hazard areas, new development shall only be permitted 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 SMMNAP.

SN-10: New development shall 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 bluffs and cliffs.

**D. NOISE**

The characteristic beauty of the area’s natural setting is widely recognized as one of its most distinctive and valuable attributes. As 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, the County aims to also protect the quiet, rural setting of the Santa Monica Mountains. The Ventura freeway and major routes that span the North Area can attribute to traffic noise in the North Area. Previously, noise limits in this area were provided 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 3. The Noise Ordinance permits consideration of different levels of ambient 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.

Table: Los Angeles County Exterior Noise Standards

<b>Noise Zone</b>	<b>Designate Noise Zone Land Use (Receptor Property)</b>	<b>Time Interval</b>	<b>Exterior Noise Level L50 (db)</b>
I	Noise sensitive area, designated by Health Officer to ensure exceptional quiet	Anytime	45
II	Residential properties (zoned as such in the SMMNAP)	10:00 p.m. to 7:00 a.m. (nighttime)	50
		7:00 a.m. to 10:00 p.m. (daytime)	55
III	Commercial properties (zoned as such in the SMMNAP)	10:00 p.m. to 7:00 a.m. (nighttime)	60

		7:00 a.m. to 10:00 p.m. (daytime)	
IV	Industrial properties (zoned as such in the SMMNAP)	Anytime	70

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

Due to the increased number of complaints about noise from special event venues, the County commissioned a noise study from Aspen Environmental in September 2018. The noise study specifically compared existing ambient noise levels around the North Area in areas adjacent to special event venues while no events were happening. This noise study provides a baseline for ambient noise standards and recommends that an L90 exterior noise level requirement also be adopted.

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 never 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 the event and the prolonged noise levels that may be disturbing surrounding residents. In addition to the L50 level of 50 dBA for residential receptors, special event facilities must also not exceed five decibels above an L90 threshold of 40 dBA. In addition, due to the existing above-average ambient noise conditions in the Topanga Canyon area, the L90 threshold shall be 45 dBA for the Topanga Canyon subarea.

**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-11: 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) that provisions of the County Noise Ordinance can be met by the project
- SN-12: All residential structures, including those within 600 feet of major and secondary highways, must be constructed so as to comply with the Universal Building Code limit for interior noise of 45 dB CNEL.
- SN-13: Special events facilities throughout the North Area may not exceed an L90 threshold of 40 dBA at any time, with the exception of the Topanga Canyon subarea which shall be limited to an L90 threshold of 45 dBA.
- SN-14: Establish zones in which minimum noise coinciding with resort, recreation and special activities is allowed during specific times

SN-15: Develop a plan for monitoring and enforcing noise where "Special Event" areas are located near sensitive receptors

SN-16: Private helicopter pads are prohibited. 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 SMMNAP. Locate new public helicopter pads to limit noise impacts on residential areas and public parklands.

## E. 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 climactic conditions, drought, the autumn Santa Ana winds, and an extensive urban-wildland interface combine to exacerbate the high-fire conditions, causing the Fire Department to designate the area as a Very High Fire Hazard Severity Zone, 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 in Rural Villages, where there are numerous homes on 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 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.

**Goal SN-4: 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-17: 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-18: Require Fuel Management plans to be submitted during application stages.
- SN-19: Minimize vegetation removal for fuel management places in the Sensitive Environmental Area(s) and high-sensitivity habitats.
- SN-20: 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-21: Landscaping shall not extend into utility lines or block access to roads, water supplies or other emergency facilities.
- 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: Structures shall be constructed with appropriate 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: Wildfire burn areas shall be allowed to revegetate naturally, except where re-seeding is necessary to minimize risks to public health or safety. Where necessary, re-seeding shall utilize a mix of locally-indigenous native plant seeds collected in a similar habitat within the Santa Monica Mountains. Wildfire

burn areas that were previously subject to fuel modification or brush clearance for existing structures pursuant to the requirements of the Los Angeles County Fire Department may be revegetated to pre-fire conditions.

## F. 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 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 and grading and fire clearance requirements. Potential flood hazards 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 so as 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 mountain areas will generally not induce significant flooding impacts. Existing County building and safety codes are designed to be effective mitigation for potential flood hazards

**Goal SN-5: 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-29: Prohibit construction which could impede storm flows within floodways, and avoid development within potential flood hazard areas.

SN-30: Require protection of soils stream courses in their natural state, along with development designs that respect natural flows.

- SN-31: 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-32: New development shall provide adequate drainage and erosion control facilities 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-33: New development shall not increase peak of storm runoffs.
- SN-34: Site, design and size all new development to minimize risks to life and property from flood hazard.
- SN-35: Coordinate inter-jurisdictional planning of storm drain improvements where these facilities cross municipal boundaries.
- SN-36: 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-37: Manage flood waters on a watershed basis consistent with the best management practices (BMPs) designed by the Department of Public Works.
- SN-38: Promote natural environment and restoration of soil and vegetation cover to mitigate flood hazards.

## **G. HAZARDOUS AND TOXIC MATERIALS**

The creation, use, storage, and transport of hazardous materials and waste is widespread in business, industrial, and residential settings. With the historic use of land in the Santa Monica Mountains as agriculture, residents may occasionally use pesticides, herbicides or rodenticides to protect crops and manage pests. Additionally, removal of non-native vegetation may use various types of herbicides. 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 fire fighters typically will secure, evacuate, and confine hazardous materials and hazardous waste spills until the arrival of 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 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.

**Goal SN-6: 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-39: Prohibit new facilities that handle large amounts of hazardous and toxic materials.

SN-40: 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-41: 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-42: 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-43: Undertake more community-level hazardous waste drop-off events in the Santa Monica Mountains, and sponsor more community recycling centers.

## IV. LAND USE & HOUSING ELEMENT

### A. 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 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 and Housing 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 often have off-site impacts.

Additional land use-related issues addressed by this Plan include biological resources, water quality, scenic resources, parks, open space and recreation (Conservation and Open Space Element), environmental hazards (Safety and Noise Element), water and sewer services (Public Facilities), and transportation (Circulation Element), Special Event Facilities, and Bed & Breakfast establishments.

### B. 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 this SMMNAP Update and a provision of any other County-adopted plan, resolution, or ordinance not included in this SMMNAP Update, and it is not possible for the development to comply with both the SMMNAP and such other plan, resolution or ordinance, the SMMNAP shall take precedence and the development shall not be approved unless it complies with the SMMNAP provision.

### C. 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.

**Goal LU-1: Land uses that reflect and are compatible with existing environmental resources and community character.**

Policies:

- LU-1: New residential, commercial, or industrial development shall be located within, contiguous with, or in close proximity 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 policies and 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.

- 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: 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-10: Land divisions outside existing developed areas shall be permitted 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. Land divisions shall not be considered the principal permitted use in any land use category.
- LU-11: Land divisions shall be designed to cluster development, 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-12: 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-13: Notwithstanding any inconsistencies of existing development with the SMMNAP, lawfully established uses or structures established prior to the effective date of this North Area Plan update, or pursuant to a validly issued conditional use permit that conform to the conditions on which they were legally established are considered by the County to be legal conforming uses or structures that may be maintained and/or repaired. Additions and improvements to such structures, including reconstruction, may be permitted provided that (1) the additions and improvements comply with current North Area policies and standards and do not increase any existing inconsistencies; and (2) any inconsistencies of the existing legal structure with the SMMNAP are rectified when (a) additions increase the square footage of the existing structure by 50 percent or more, or (b) any demolition, removal, replacement and/or reconstruction results in the demolition of more than 50 percent of either the total existing exterior wall area or the existing foundation system, or where the sum of the percentages of each that is demolished exceeds 50 percent. Reconstruction of existing lawfully-established

structures following a natural disaster is exempt from this policy and may be permitted.

#### D. 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.

***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.***

LU-14: 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-15: Provide separate "suburban" and "rural" standards for infrastructure and public services.

LU-16: 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;
- Protecting natural vegetation, natural environmental features, and streams;

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 and requiring the dedication of open spaces in new development;
- Requiring hillside residential development designs that feature natural rather than manufactured forms and emphasize using custom foundations;
- 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 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. In order to encourage the concentration of development and the retirement of buildable parcels for the permanent protection of their habitat and open space values, the maximum approvable building site for development permitted in S2, S3 and S4 habitat areas may be increased from 10,000-square feet to 15,000-square-feet if an applicant voluntarily proposes and implements the retirement of all development rights on one or more lawfully-created, buildable parcel(s) located in the Santa Monica Mountains (North Area or Coastal Zone) that is at least five acres in size and is comprised of habitat designated as S1 or S2.

- LU-17: 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-18: 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, land-forms, historic landmarks);
  - compatibility with existing structures; and
  - the natural environment (i.e., hillsides, washes, native vegetation, community landscaping).
- LU-19: 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-20: 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-21: Development on parcels must be clustered and concentrated in one building site area, particularly within lands designated either Rural Lands or Rural Residential, to facilitate fire protection and to preserve and minimize impacts to natural resources and the area of disturbance.
- LU-22: Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
- LU-23: 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-24: 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-25: 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-26: Require open space areas in individual developments to connect trails, open space, and wildlife corridors wherever possible.
- LU-27: 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.
- LU-28: 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-29: 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-30: 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-31: Require all new commercial and institutional development to minimize adverse impacts on adjacent properties through 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 telecommunications network that serves the needs of the general public, limits negative impacts to the environment, and avoids contributing to visual blight.***

- LU-32: Limit the visual and safety impacts of wireless telecommunications 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 telecommunication facilities and structures, wherever possible, to help avert unnecessary proliferation of such facilities.

LU-33: All facilities and related support structures shall be sited, designed, and operated 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-34: All facilities shall place support facilities underground, where feasible. New communication transmission lines shall be sited and designed to be located underground 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.

#### E. LIVESTOCK/ANIMALS AS PETS

**Goal LU-4: To allow the North Area community to retain its rural feel by keeping animals and livestock on a small scale, while recognizing the necessity for wildlife movement in the area.**

##### Policies:

LU-35: Work with North Area residents, local public agencies and stakeholder groups to protect livestock while allowing opportunities for wildlife connectivity

LU-36: Collaborate with other County, State and National agencies in the North Area to develop the best enclosure practices for sheltering livestock and pets

LU-37: Manage the location of livestock, including 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-38: To protect outdoor animals from predators native to the Santa Monica Mountains, an enclosed structure that is secured at nighttime shall be required for all outdoor animals, with the exception of equines.

LU-39: Require animal containment facilities and animal living quarters to utilize BMPs to minimize erosion and avoid sediment and pollutant impacts.

LU-40: Limit the siting of confined animal facilities and 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 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-41: Night lighting of facilities should be limited to necessary security lighting that is controlled by motion detectors and limited to 60 watts or equivalent. Arena and round pen lighting by bollard or fence-mounted fixtures may be permitted if: they do not exceed four feet in height; are shielded; are directed downward; use the best available Dark Skies technology; and where it is demonstrated through a site-specific evaluation that they will avoid adverse impacts to scenic and sensitive biological resources.

## F. AGRICULTURAL LAND USE

**Goal LU-5: To create a balance between agricultural uses of water, soil and erosion and conserving California's natural resources in a changing climate.**

### Policies:

LU-42: All new development in the North Area shall adequately address the issue of water delivery, or installation of new wells during the development process with all required Departments of the County of Los Angeles

LU-43: Applications in all zones shall describe where water for any agricultural and residential uses will be delivered from

LU-44: Any installation of new wells in the North Area shall require discretionary review

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: The use of reclaimed water for any approved agricultural use is required where feasible.

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: Crop uses must include measures to minimize impacts to water quality.

## G. SPECIAL 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 makes it necessary to ensure that special event facilities do not cause adverse impacts to the surrounding community.

**Goal LU-6: To allow the use of Special 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 “Primary Special Event” and “Accessory Special Event” uses in the North Area Plan which will regulate and monitor potential impacts, such as noise, traffic, wildlife movement and public safety issues

LU-51: Promote the collaboration of business owners in the area to address noise, traffic safety and 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: Ensuring the necessary evacuation routes during emergencies can be accessed by residents and visitors to the North Area

## H. EQUESTRIAN USES

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

Some equestrian activities which currently occur in the North Area include horseback riding, horseback riding lessons, horse 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 create runoff into streams and drainages in the mountains. The goals and policies of this section should be used to promote the equestrian culture in the Santa Monica Mountains while minimizing the environmental impacts these activities may have on the region.

**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 SMMNAP, preserve the opportunity for horsekeeping 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 SMMNAP.
- 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.

## I. LAND USE POLICY MAP

The Land Use Policy Map 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, 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 permitted by this SMMNAP. Categories of use include Open Space, Agricultural, Residential, Commercial, and Public and Semi-public Facilities. Intensity of use is defined 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 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 LUP 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 categories are used on the Land Use Map:

### **OS            Open Space**

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 use is passive, resource-dependent recreation.

### **OS-P            Open Space - Parks**

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.

### **OS-DR            Open Space – Deed Restricted**

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.

**OS-W Open Space – Water**

Water bodies dedicated to an open space use. Principal uses in the North Area include Malibou Lake.

**MOUNTAIN LANDS**

Lands designated Mountain Lands 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. Mountainous 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 camp grounds, 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 following categories of Mountain Lands are used on the Land Use Policy Map:

**N 20 Mountain Lands 20**

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

**N10 Mountain Lands 10**

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

**NS Mountain Lands 5**

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

***RURAL RESIDENTIAL***

The *Rural Residential* land use category is 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 camp grounds, bed-and breakfast lodging, low intensity conference centers, public and private schools and 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. The following *Rural Residential* land use categories are used on the Land Use Policy Map:

**N2 Rural Residential 2**

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

**N1 Rural Residential 1**

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

**U2 Residential 2**

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

**U4 Residential 4**

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

**US Residential 8**

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

**COMMERCIAL**

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***

**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.

## V. CIRCULATION ELEMENT

### A. 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 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 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, 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 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 Chapter of the Santa Monica Mountains North Area Plan addresses the following issues:

- Balancing Roadway Carrying Capacity with Environmental Sensitivity
- Managing Roadway Carrying Capacity
- Transportation Alternatives
- Access to Recreational Areas.

## **B. GUIDING PRINCIPLE**

The guiding principle for facilitating mobility is:

*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 with the North Area.*

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

## **C. BALANCING ROADWAY CAPACITY AND 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. This SMMNAP 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

**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 Best Management Practices 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 and 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, consistent with the policies of this SMMNAP.

#### **D. MANAGING ROADWAY DEMAND**

Mulholland Highway is 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.

Consistent with the environmental protection policies of this SMMNAP, 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 SMMNAP 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 LUP area.

**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 generated in the SMMNAP area.
- CI-17 Provide other 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.
- 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.

## E. ENCOURAGING 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.

**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 SMMNAP 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 SMMNAP.



## VI. PUBLIC FACILITIES ELEMENT

### A. 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 Coastal Zone 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 addressed by the LUP 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.

### B. GUIDING PRINCIPLES

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 as outlined in the policies of this LUP. New development must allow for environmental preservation; the provision of new infrastructure and services must be considered within this context.

### **C. 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 Water Works District. 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.

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.

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 at 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 a septic systems as a practical matter. However, although many septic systems 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 septic systems for the 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.

**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 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 waste water, 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) 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 septic tanks will negatively impact the environment, either by stream

pollution or by contributing to the potential failure of unstable soils.

#### **D. 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 SMMNAP 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 LUP 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.

#### **Goal PF-2: Adequate public school facilities to meet projected growth.**

##### 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-12 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-13 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.
- PF-14 New development of school facilities shall comply with all applicable policies of the LUP.

#### **E. FIRE AND PARAMEDIC SERVICES**

The Santa Monica Mountains have been designated by the Los Angeles County Fire Department 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.

**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 fire fighters.
- 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.

**F. 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.

**Goal PF-4: Adequate police services to meet local needs and provide a safe and secure environment for people and property.**

Policies:

- PF-22 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-23 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.
- PF-24 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.

**G. 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.

**Goal PF-5: Adequate solid waste services to meet existing and future demands without degrading the quality of the natural environment.**

Policies:

- PF-25 Design all new buildings with proper facilities for solid waste storage, handling, and collection pickup.
- PF-26 Prohibit commercial and industrial land uses which generate large volumes of solid waste.
- PF-27 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-28** Support measures for recycling of materials and financing mechanisms for solid waste reduction programs.





## Chapter 22.336 Santa Monica Mountains North Area Community Standards District

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Sections:

- 22.336.010 Purpose
- 22.336.020 Definitions
- 22.336.030 District Map
- 22.336.040 Applicability
- 22.336.050 Application and Review Procedures
- 22.336.060 Biological Resource Standards
- 22.336.070 Community Wide Development Standards
- 22.336.080 Zone Specific Development Standards
- 22.336.090 Area Specific Development Standards
- 22.336.100 Modification of Development Standards
- 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 “SMMNAP”) 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, how development must be designed, and where development may occur through 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 other stock animals to a particular area such as 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 corrals.

**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. 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, and grading necessary to correct an adverse geological condition; and
- D. Fuel modification and off-site brush clearance area required by the Fire Department.

**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.

**Equestrian Facilities.** Any facility where horses are kept, which includes primary and accessory horse boarding facilities and riding academies.

**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, Primary.** The maintenance and/or keeping of horses and other 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, Accessory.** The maintenance and/or keeping of horses and other equines owned by persons who are not owners or lessees of the lot or parcel

upon which such actions are undertaken, accessory to a primary residential use, with or without compensation.

**Riding Academies.** Any establishment where horses are kept or maintained for the purpose of providing lessons or instruction in equestrianism.

**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.

**Special Event Facility.** A place of private or public assembly used primarily as an event facility (referred to as an "event facility") is a place for hosting functions including, but not limited to, weddings, receptions, wine clubs, banquets, anniversaries, meetings or conferences. The event facility may be a building, tent, uncovered outdoor gathering space or a combination thereof. For the purposes of this section, an event facility charges a fee or requires compensation to use the space or charges an entry or other fee for the uses related to the facility. Facilities exclusively used by membership groups such as civic or service clubs, or fraternal organizations are not included in this definition.

**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 USFW Classification of Wetlands and Deepwater Habitats of the United States.

**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.

### **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. Notwithstanding the exceptions listed 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 adoption of this CSD.
- B. Notwithstanding the provisions of Section 22.336.070.J (Significant Ridgeline Protection), a person shall have the right to repair or replace a damaged or destroyed residence or accessory structure which, as of January 6, 2005, the effective date of the ordinance adding Section 22.336.070.J, was legally established, provided such repaired or replaced residence or accessory structure is built in substantially the same location as the one that was damaged or destroyed. Proof that the residence or accessory structure was legally established shall be demonstrated to the Director prior to the commencement of any construction activity. The repaired or replaced residence or accessory structure may be enlarged if it does already exceed a 10,000 square foot building site area, cumulatively up to 25 percent or 1,200 square feet, whichever is less, based on the gross floor area existing immediately before such residence or accessory structure was damaged or destroyed.
- C. A legally established residence or accessory structure existing as of January 6, 2005, the effective date of the ordinance adding Section 22.336.060.J (Significant Ridgeline Protection), that is located on a significant ridgeline, or within the ridgeline protection area of 50 vertical and 50 horizontal feet from the significant ridgeline, may be cumulatively enlarged up to 25 percent or 1,200 square feet of gross floor area, whichever is less, provided that the total building site area does not already exceed 10,000 sq ft.. Proof that the residence or accessory structure was legally established shall be demonstrated to the Director prior to the commencement of any construction activity.
- D. 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.E.1 and E.5 (Grading), shall not be counted toward the grading thresholds set forth in those Sections 22.336.070.E.1 and E.5. Proof that such grading was legal shall be demonstrated to the Director prior to the commencement of any construction activity. Any grading on a lot, or in connection with a project or any subsequent project, which is undertaken at any time as of January 6, 2005, the effective date of the ordinance adding Sections

22.336.070.E.1 and E.5, other than grading completed for a project described in Subsection A, above, shall be counted cumulatively toward the grading thresholds set forth in those Sections 22.336.070.E.1 and E.5.

- E. 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 the use of that portion outside the Coastal Zone shall be consistent with the Area Plan and CSD.
- F. Relation to significant ecological areas (22.102): 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 regulations contained within this CSD.

**22.336.050 Application and Review Procedures**

- A. Ministerial Site Plan Review— Applications deemed subject to a Site Plan Review herein shall be filed and processed in compliance with Chapter 22.226 (Type I Review – Ministerial) and this Chapter, unless Subsection E below applies.
- B. Minor Conditional Use Permit— Applications for uses subject to a Minor CUP shall be filed and processed in compliance with Chapter 22.160 (Type II Review – Discretionary) and this Chapter, unless Subsection E below applies.
- C. Conditional Use Permit— Applications for uses subject to a CUP shall be filed and processed in compliance with Chapter 22.158
- D. Variance (Type III Review) – Applications deemed Type III review due to standards herein shall be filed and processed in compliance with Chapter 22.194
- E. Additional Application Requirements
  - a. In addition to the procedures required by the Minor Conditional Use Permit, Conditional Use Permit, or Variance sections above, any discretionary application in the SMM North Area must include:
    - i. One (1) land use map which indicate the uses established on every lot and parcel of land shown

within a 1000-foot radius, in lieu of 500 foot radius requested in Application Checklist.

- ii. For all permits requiring notification by mail, the noticing radius shall be all parcels with 1,000 foot radius from the subject parcel. In addition, if the 1,000 foot radius does not included a minimum of 15 parcels of real property, the radius shall be expanded until the owners and residents of at least 15 parcels are included.
- iii. Proof of water availability for new or expanded residential development or other new development that requires water use.
- iv. Proof of legal access for any new development that is not accessed directly from a public roadway.

F. Biological Review – Applications deemed to require Biological Review per subsection 22.336.060.A must be filed and processed in compliance with the following requirements:

1. Biological Inventory

- a. Required for all projects that require ministerial review within S2 and S3, unless a Biological Assessment per Subsection F.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 applicable 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; and
  - (E) On-site open space preservation, as applicable.
  - (F) Any trees on site as protected in Section 22.336.060.B (Trees).
- c. Biological Inventory consultation with the County Biologist.
- i. All Biological Constraints Maps 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 the Biological Constraints Map.
  - iii. If the Biological Inventory indicates the presence or potential for sensitive species or habitats, after consultation with County Biological, a further Biological Assessment may be required.
2. Biological Assessment
- a. Required for all projects in Habitat Category S1, any projects in S2-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 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 Biological Constraints Map
- 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

G. SEATAC review: SEATAC serves as an expert advisory committee that assists the Department in assessing a project's impact on Significant Ecological Area (SEA) Resources.

1. 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.
2. All Biological Assessments shall be reviewed by the Significant Ecological Areas Technical Advisory Committee ("SEATAC") and a recommendation forwarded to the appropriate decision-making body
3. SEATAC shall evaluate projects requiring a Biological Assessment and shall:
  - 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 this Chapter, including consideration of the following:
    - i. The projects ability to comply with Section 22.102.090 (SEA Development Standards);

- ii. The project's ability to mitigate impacts to SEA Resources through open space preservation;
- iii. The project's ability to meet the findings of Section 22.102.080.D (Findings); and
- iv. The Project's avoidance of disturbance to Regional Habitat Linkages.

## **22.336.060 Biological Resource Standards**

### **A. Biological Resources**

#### **1. Habitat Categories**

The following applies communitywide. Four (4) Habitat Categories were created; S1, S2, S3, and S4, to categorize and prioritize the habitat with the Santa Monica Mountains North Area. The S1 contains the most sensitive riparian and wildlife species. A Biological Assessment and habitat map were prepared. The habitat map depicts the general distribution of habitat categories, however, the precise boundaries of the various habitat categories shall be determined on a site-specific basis, based upon substantial evidence and a site specific biological inventory and/or assessment required by subsection 22.36.050 (F). At no point shall this map be considered a complete representation of which habitat category a parcel is in.

- 2. A general summary of the habitat categories are as follows, a complete species list is included in Tables 4a and 4b of the Biological Assessment:
  - a. **S1 Habitat:** Habitat of limited distribution, particular rarity, or important habitat function. Habitat that support the rarest and most sensitive resources often play essential roles in ecosystem function and are worthy of the highest-level conservation. Development shall be sited as far away from S1 habitat as possible.
  - b. **S2 Habitat:** Intact, but broadly distributed habitat. Habitat that support intact native vegetation communities, and which may include some rare species, but are 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 are 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.
3. **Status of Habitat Categories**
- a. **Effect of Fire.** Fire is a natural and essential part of the life cycle of the plant communities of the Santa Monica Mountains. Therefore, areas burned by wildfire where there is evidence that the areas consisted of a 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., fire, 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. **Where the County finds that the physical extent of habitats on a project site are 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. **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. Materials which may be submitted include, but are not limited to, historical photographs, current photographs, 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 habitat map maintained by the department shall be revised and the property shall be afforded the habitat protections to which it belongs.

- e. Any area not designated as a habitat category on the Biological Resources Map that meets the criteria of a habitat category shall be afforded all the protection provided for that habitat category in the SMMNAP.
- f. The areas occupied by existing, legally established structures, agricultural uses, and animal containment facilities do not meet the criteria of the S1 or S2 Habitat categories. Additionally, maintained fuel modification and brush clearance areas for existing, lawfully established structures do not meet the criteria of the S1 or 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 deadwood). In the latter areas, the habitat maintains its biological significance, rarity, and sensitivity and shall be accorded all the protection provided for the S1 habitat category in this CSD.

#### **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 SMMNAP or CSD policies.
- 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 Variance, pursuant to Section 22.336.050 (Application and Review Procedures).
- c. The development standards for habitat categories described herein are in addition to the development standards required in the underlying zone.

- 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, wetlands, and estuaries shall be prohibited except where it has been demonstrated that there is no feasible less-environmentally-damaging alternative, mitigation measures have been provided to minimize adverse environmental effects, and 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.
  - 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, where feasible mitigation measures have been provided to minimize adverse environmental effects, and 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. Restoration projects which have the primary purpose of improving fish and wildlife habitat.

- iv. Access roads, consistent with Section 22.336.070.1 (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) The bridge columns are located outside streambeds and banks;
  - (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. 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.
- h. New development shall be clustered on site to the maximum extent feasible and the building site shall be limited, as required by subsection (10) below, to minimize impacts to natural habitat areas. For residential development, the maximum number of residential structures shall be limited to one main structure, one second residential structure, and accessory structures, except as otherwise restricted in Title 22. All structures must be clustered within the approved building site area, except for animal containment facilities consistent with subsection Q. The Director may determine that fewer structures are appropriate for a given site.
- i. New development shall be located as close as possible to existing roadways, services and other developments to minimize impacts to habitat areas.
- j. Where new development is approved in any habitat category, the maximum allowable building site area shall be 10,000 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 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. Other provisions of this CSD, including but not limited to the tree protection requirements may also require a smaller building site area.
- k. 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.O.
- l. 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.O.

- m. New development proposed in S1/S2 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.
  - n. New development in S1/S2 habitat areas shall be sited and designed to minimize removal of native vegetation, required fuel modification and brush clearance to the maximum extent feasible, in order to minimize 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 take of a nesting bird, as required under State (CDFW 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; and

- iv. Fencing shall provide sufficient sight distance at driveways and intersections to the satisfaction of the Department of Public Works.
  - 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 sign 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 Title.
  - 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;
7. **Wireless Telecommunication Facilities.** Facilities shall be sited, designed, and operated to avoid S1 habitat areas, and 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 for unavoidable permanent impacts to S1 Habitat in this CSD shall be provided, at a minimum, through the restoration and/or enhancement of like habitat type, at the ratio of 3:1 square feet. 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. 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. The County shall coordinate with other public agencies to establish priorities for offsite restoration and enhancement efforts, where appropriate in the Santa Monica Mountains, for proposed development projects lacking adequate on-site mitigation opportunities.

- a. Mitigation is required for all impacts associated with development, including encroachment of fuel modification zones and off-site brush clearance into S1 or S2 habitat.
9. **Habitat Impact Fees:** The County shall, at a future time, prepare a Habitat 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, in lieu of providing required the compensatory mitigation listed above. At such time that the Department conducts the Habitat Fee Study, mitigation fees will be set for impacts within each habitat category.
- B. **Trees.** Trees serve an important role in the Santa Monica Mountains rural ecosystem and provide aesthetic, cultural, and historical value. The intent of the following tree protection regulations is to encourage the responsible management of trees in the Santa Monica Mountains North Area. 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 Table 1 below.

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 as specified in Table 1 below. Native trees shall be protected under the provisions of this Chapter if their trunk meets or exceeds the diameter listed in Table 1, measured at 54 inches above natural grade, except as otherwise outlined in this subsection.
- b. Any tree or shrub of the oak genus (*Quercus* sp.), with a diameter of at least (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 8 inches in diameter at 54 inches above natural grade. Oak Trees may also be subject to protections and requirements of Chapter 22.174 – "Oak Tree Permits".

- c. Any tree that has been provided as a replacement tree required in accordance with a county approved permit.

- d. **Heritage Trees:** A "Heritage Tree" is a tree specified in Table 1 below, which is considered irreplaceable because of the tree's rarity, size, shape, and 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 Type III review 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 be designated as a historic tree. A non-native tree can be nominated to a registry to be maintained by the Department of Regional Planning via a Type II review, dependent upon Department approval, and subject to the requirements listed below:
    - i. The tree has been identified as a historic resource by the County; or is listed or determined eligible for listing in the California Register of Historic Resources and/or National Register of Historic Places. In addition, 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, limited to removal of dead wood, trimming or pruning of branches not to exceed two inches in diameter and 25 percent of live foliage, and which does not adversely affect the health of the tree, does not require permitting pursuant to subsection 7. All tree maintenance must be intended to ensure 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 (Type II Review), or Conditional Use Permit (Type III Review) will be required as prescribed in this Chapter.
  4. **Fallen Trees.** The removal of any species of tree which has fallen naturally (outside of the required fuel modification and off-site brush clearance zones) and/or the felling and subsequent removal of standing, certifiably dead, trees shall require a Protected Tree Permit.

An exemption to remove a fallen tree may be obtained if the tree is in a hazardous condition as outlined in the "Exemptions" section of this chapter.

Any removal of a fallen tree which has been shown to have a disease or infestation shall follow proper Best Management Practices (BMPs) for tree removal and disposal.

**Tree Relocation(s).** Tree relocations offer sufficient 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 7 below.

<b>Table 1: Protected Trees in the Santa Monica Mountains North Area</b>		
<b>Scientific Name</b>	<b>Common Name</b>	<b>Protected DBH</b>
<i>Acer macrophyllum</i>	bigleaf maple	3"
<i>Acer negundo</i>	boxelder	6"
<i>Adenostoma sparsifolium</i>	Red shank	6"
<i>Alnus rhombifolia</i>	white alder	3"
<i>Arctostaphylos glandulosa</i>	Eastwood manzanita	6"
<i>Arctostaphylos glauca</i>	Big berry manzanita	6"
<i>Ceanothus megacarpus</i>	bigpod ceanothus	6"
<i>Ceanothus spinosus</i>	greenbark ceanothus	6"
<i>Cercocarpus betuloides</i>	mountain mahogany	6"
<i>Comarostaphylis diversifolia</i>	summer holly	6"
<i>Fraxinus dipetala</i>	California ash	6"
<i>Fraxinus velutina</i>	velvet ash, Arizona ash	6"
<i>Heteromeles arbutifolia</i>	toyon	6"
<i>Juglans californica</i>	southern California black walnut	6"
<i>Juniperus californica</i>	California juniper	All specimens
<i>Malosma laurina</i>	laurel sumac	6"
<i>Platanus racemose</i>	western sycamore	3"
<i>Populus fremontii</i>	Fremont cottonwood	3"

<i>Populus trichocarpa</i>	black cottonwood	3"
<i>Prunus ilicifolia</i>	holly leaf cherry	3"
<i>Quercus agrifolia</i>	coast live oak	6"
<i>Quercus berberidifolia</i>	inland scrub oak	6"
<i>Quercus lobate</i>	Valley oak	6"
<i>Quercus wislizeni</i> var. <i>wislizeni</i>	interior live oak	6"
<i>Salix exigua</i>	narrowleaf / sandbar willow	3"
<i>Salix gooddingii</i>	Goodding's black willow	3"
<i>Salix laevigata</i>	Red willow	3"
<i>Salix lasiandra</i>	yellow willow	3"
<i>Salix lasiolepis</i>	arroyo willow	3"
<i>Sambucus nigra</i> ssp. <i>caerulea</i>	blue elderberry	6"
<i>Umbellularia californica</i>	California bay	6"

**5. 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 full Protected Tree Permit to remove.

“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 through a natural disaster such as flood, fire, wind, lightning or earthquake, 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.

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

ii. All emergency removals shall require mitigation at the ratio specified in table

b. **Public Utility Projects:** Emergency actions or maintenance by a public utility necessary to protect or maintain essential components of an existing utility or transmission system. A Letter of Exemption will first need to be obtained from the Department before the removal of any tree.

#### 6. **Additional Application Procedures for Protected Trees.**

The following types of review are required for specific impacts to protected trees:

a. A Site Plan (Type I 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 4 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 Table 1, excluding Oak Trees

b. A Protected Tree Permit (Type II Review) 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 20 percent of live foliage for one or more trees, or;

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, or;



- iii. Removal of up to 2 protected trees. A removal of any native tree in Table 1 below with a trunk diameter of 36 inches at 54 inches above natural grade, shall require a Type III Review.
  - c. A Conditional Use Permit (Type III Review) shall be required for any of the following impacts, and pursuant to all requirements of Chapter 22.230:
    - i. More than 2 removals of any combination of Native Trees listed in Table 1
    - ii. A removal of any native tree with a trunk diameter of 36 inches at 54 inches above natural grade
    - iii. Removal of any tree designated as a Heritage Tree or Historic Tree
  - d. 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 Conditional Use Permit pursuant to all requirements of Section 22.336.050 "Application and Review Procedures".
- 7. **Application Materials.** In addition to the specific review type listed above, 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, grading and/or landfill. 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 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,
    - (D) Recommendations to remedy structural problems where required,
  - iii. Evaluation of the health of each tree as follows:
    - (A) 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.

- 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 trees
  - h. Oak Tree species may require additional application materials as stated in Chapter 22.174 – “Oak Tree Permits”.
8. **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;
  - 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);
  - 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, or

- 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).

9. **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 Chapter 22.336.060.D.15.

#### 10. **Additional Conditions Imposed**

The hearing officer, Director or Commission, in approving an application for a Protected Tree Permit, shall impose such conditions as are deemed necessary to insure 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 hearing officer or the director 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,
  - 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,
  - 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 protecting 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 be in place and inspected by the County Forester prior to commencement of any activity on the subject property. 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 oak tree 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 trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction,
  - v. 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. The tree shall be similarly designated on the site plan, as well as geotagged, in a manner acceptable to the director,
  - vi. That corrective measures for trees noted on the tree report as requiring remedial action be taken, including pruning, fertilizing and similar actions,
  - vii. 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,
  - viii. 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

11. **Mitigation Ratios:** The following are Mitigation Ratios for various impacts to protected trees. Mitigation ratios may be increased depending on the review type and any associated hearings.

Table X.X

Impact	Mitigation Ratio (No. of replacement trees required to plant for every 1 tree impacted/removed)
Less than 10 percent encroachment into protected zone	None
10 percent to 30 percent encroachment into protected zone	2:1
Removal of tree(s) up to 36"	5:1
Removal of Heritage tree(s)	10:1
Emergency Removal	5:1

- a. All mitigation trees shall be monitored for a period of 7 years. If at any time mitigation trees are destroyed as a result of natural disaster, the mitigation period shall continue from the date of the original approval.
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 and residents 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.**

1. The following uses are prohibited in all zones through the Santa Monica Mountains North Community Standards District:

- a. Cemetery;
- b. Guest Ranch;
- c. Hotel;
- d. Outdoor Dance Pavilions;
- e. Hazardous waste disposal facilities;
- f. Helicopter pads/Helistops/Landing Strips.
  - i. New Private Helicopter Ports (heliports) Helicopter pads (helipads), Helistops, and Landing Strips shall not be permitted in the SMMNA due to impacts to noise and wildlife.
  - ii. Publicly-owned or 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 Santa Monica Mountains North Area Plan and Title 22. Any new public helicopter pads shall be located in a manner that limits noise impacts on residential areas and public parklands.

**B. Signs**

1. The following signs shall be prohibited:
  - a. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations, and;
  - b. Signs employing video components.

**C. Outdoor Lighting.** 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.
  - d. Lighting of driveways, with the exception of:
    - i. Driveways that also operate as pedestrian walkways.
    - ii. Drive aisles within approved 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.  
  
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.
  - d. 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. Maximum Height:
- a. As outlined 22.80 (Rural Outdoor Lighting District), the maximum height for outdoor light fixtures is 20 feet and any lighting over 15 feet 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.

#### **D. Exploratory Testing**

- 1. Property in any zone may be used for exploratory testing, provided that a minor CUP 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 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
- f. All required restoration shall be completed to the satisfaction of the Director.

**E. 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 on-site alternatives
  - c. utilizing split-level or stepped pad designs on slopes
  - d. clustering structures,
  - e. locating the project close to a legal an established street traveled by the public,
  - f. reducing building footprints
  - g. minimizing hardscape, 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 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:
    - (A) 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;
    - (B) The names and addresses of the person or persons who will be conducting the operations proposed;
    - (C) The ultimate proposed use of the lot or parcel of land; and
    - (D) Such other information that the County finds necessary to determine whether the application should be granted.
    - (E) 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.

- b. All hauling as approved under this section shall be restricted to a route approved by the Public Works Director
  - 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 E.7 or E.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 or 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) BMP's 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.D (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 affect 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 H.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 (1) above, and analyzed for consistency with all policies and provisions of the 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 Best Management Practices 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 be subject to a CUP Amendment/Revised Exhibit A to ensure that modifications will not

create adverse impacts that were not considered during a project's environmental review.

- F. **Discing.** At no time shall clearing to bare earth or discing be acceptable methods of vegetation removal and/or maintenance within fuel modification or brush clearance areas.

**G. Access Roads & Driveways**

1. 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 S2-S4 Habitat 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.D (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 Section 22.194. In addition to the required findings set forth in Section 22.194, 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, 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
- e. Any area of high potential erosion hazard as identified by SEATAC, a minor CUP is required if the new access road for a development goes through at least one vacant parcel.

**H. Street and Road Cross-Sections.** Streets and roads shall be developed consistent with Figures 22.336-G, cross-section diagrams, except that depicted widths may be reduced by the Public Works Director to minimize grading and alteration of the natural topography.

**I. Scenic Resource Areas.** The North Area is a highly scenic area of regional and national importance. Scenic Resources are established to protect and enhance the scenic and visual qualities of the Santa Monica Mountains. Scenic Resource Areas include the scenic features identified in the Conservation and Open Space Element of the North Area Plan.

1. The Scenic Resource Areas consist of the following:

- a. Any of the following features designated on the Scenic Resources Map (Map " ") of the SMMNAP as:
  - Significant Ridgelines
  - Scenic Elements
  - Scenic Routes and all property within 200 feet of the edge of the right-of-way for Scenic Routes.
- b. 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.
- c. Public parkland and recreation areas identified on the Recreation map (Map " ") of the SMMNAP



2. Scenic Routes:
  - a. The following roadways are considered Scenic Routes, as indicated on Map (X) of the SMMNAP:
    - Mulholland Highway
    - Las Virgenes Road
    - Kanan-Dume Road
    - Kanan Road
    - Chesebro Road
    - Cornell Road
    - Old Topanga Canyon Road
    - Topanga Canyon Blvd
3. In addition to the information required in 22.336.050, the following information shall be provided with an application for a Type II or Type III Review, to determine whether the development site is within a scenic resource area and to analyze potential adverse impacts to scenic resources:
  - a. Maps showing the existing topography of the subject property and project area, including all off-site improvement areas associated with the project. The following copies 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, and
    - 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

- 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
4. Property in Scenic Resource Areas shall be subject to the following development standards:
- a. View protection. New development shall be sited and designed to protect public views and to minimize adverse impacts on scenic resources to the maximum extent feasible.
    - i. 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:
      - (A) siting development in the least visible portion of the site
      - (B) breaking up the mass of new structures,
      - (C) designing structures to blend into the natural hillside setting,
      - (D) restricting the building maximum size,
      - (E) reducing maximum height,
      - (F) clustering development,
      - (G) minimizing grading,
      - (H) incorporating landscape and building material screening elements,
      - (I) and where appropriate, berming.
    - b. 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.
      - (A) 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.

- (B) 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 22.336.070.D.16
- 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. 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.
- d. 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
- e. Utilities shall be constructed underground where feasible.
- f. 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.
- g. 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.

- (A) 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;
  - (B) Fences and walls located along the frontage of a Scenic Route shall comply with the provisions of Section 22.336.060.A.6
- h. 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. Prohibit placing new and phase out any existing off-site advertising signs and on-site pole signs upon change of use, along designated Scenic Routes.
- i. Grading. Alteration of natural landforms shall be minimized by conforming to natural topography and using contour grading, and shall comply with the following standards:
  - (A) The height and length of manufactured cut and fill slopes shall be minimized. A graded slope shall not exceed a height of 15 feet;
  - (B) 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;
  - (C) Structures on the downslopes along Scenic Routes shall be set below road grade whenever feasible.
- j. 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.

- k. 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.
- l. Structures shall not occupy more than 50 percent of the linear frontage of a parcel fronting on a Scenic Route.
- m. Roof-mounted equipment shall not be visible from a Scenic Routes, 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.

**J. Significant Ridgeline Protection.**

1. 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.
2. 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
3. No part of a proposed structure shall block the view of a Significant Ridgeline from a Scenic Route or Scenic Resources.

**K. Visual Resource Protection**

1. All applications which require a Type II or Type III 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.
2. 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:
  - a. 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
  - b. 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
  - c. 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.
  - d. 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.
3. The installation of story poles shall comply with the following requirements:
  - a. 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

- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. Story poles shall be erected to delineate the most distant corners of a structure, roof ridgelines, chimneys, balconies, and accessory buildings.
- g. 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.
- h. 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.
- i. 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 frame is in place.

L. **Schools.** A Conditional Use Permit (Chapter 22.158) application shall be required for all schools otherwise permitted in the basic zone, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the California Education Code, in which no pupil is physically restrained, but excluding trade or commercial schools.

M. **Incentive Program for Certain Development Actions.**

1. Purpose and intent. The purpose of offering incentives for certain actions associated with development in the SMM North Area is to encourage voluntary actions that further the goals of the SMMNAP.
2. 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, contain habitat designated as S1 habitat (may also contain S2 habitat, but shall primarily contain S1 habitat), and located in the SMM North Area.
  - b. Dedication of an 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, except as specified below. Only one incentive may be taken.
  - a. An increase in the threshold for submitting a CUP application from 500 cubic yards to 5,000 cubic yards of grading.
  - b. The maximum approvable building site is increased from 10,000-square feet to a 15,000-square-foot building site 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 5 acres in size and is comprised of at least fifty percent habitat designated as S1 or S2.
5. Any action taken by 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 before a CUP will be issued.
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 M.3.a. above, greater benefit shall be given to the retirement of lots containing at least fifty percent S1 or S2 habitat and is 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 M.3.b above, greater benefit shall be given to an easement that provides access to an existing public trail or an existing public campground.
  - c. For subsection M.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.

#### **N. Equestrian Facilities**

1. Area requirements for equestrian facilities, which includes Primary and Accessory Horse boarding facilities and Riding Academies:
  - a. The minimum lot size for equestrian facilities shall be one acre.
  - b. The number of equines permitted per lot shall be limited to one per 5,000 square feet of lot area.
2. Accessory 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 training or riding of horses or other equines or courses in horsemanship are allowed except as otherwise permitted by this Title.
3. All legally established non-conforming equestrian facilities may continue operation under the development standards in place at the time of establishment, subject to compliance with the Best Management Practices outlined in subsection 5 below.
4. For any portion of a non-conforming equestrian facility undergoing an addition or expansion, only the portion of the structure/site expanding will require review and approval pursuant to current code and permitting requirements. Rebuilding of legally-established structures within the same building footprint, that does require additional fuel modification or brush clearance is permitted without biological review.
5. All new equestrian facilities and additions/expansions to existing equestrian facilities must comply with the following requirements, except as otherwise described in subsection N.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 22.336.050.B. and must meet the buffering standards of subsection h 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 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.
  - iii. Plan must be in substantial compliance with Best Management Practices (BMPs) 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, 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 County 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 such 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 Areas, 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

- (E) Sediment holding ponds may incorporate phytoremediation techniques to assist in filtering runoff, such as bioswales or rain gardens.
  - (F)
- 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.
  - (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 Areas.
  - 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 County Biologist.
  - b. Site design must demonstrate that all runoff and drainage will be directed away from S1 Habitat Area, drainage courses, streams, rivers, etc.
  - c. Non-wildlife permeable fencing shall not be allowed within 100 feet of S1 Habitat Areas.
  - 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.
- O. **Protective Enclosures for Outdoor Animals.** An enclosed structure that is secured at nighttime is required for all outdoor animals, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains. Includes all animals kept outside except equines.
- P. **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 the County or by the Regional Planning Commission, the Director shall 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. The five-year period shall commence from the date of the hearing. The Director shall record such five-year ban in the office of the County Recorder.

**Q. Farmer's Markets.** No farmers' market or any portion thereof shall be allowed within S1 or S2 habitat area. All attempts shall be made to place any farmers' market at least 25 feet away from mapped S1 or S2 area, or to the maximum extent possible.

**R. 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 R.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 R.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 R.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.

**S. Special Events**

1. Types of Special Event Facilities

- a. A conditional use permit (CUP) is required to establish, maintain or operate a special event facility. A facility can be permitted as either a primary or accessory special event facility:

Special Event Facility Type	Definition	Maximum Number of events allowed
	A property where special events facility is a primary use. Only	Determined by CUP



<p>Primary Use Special Event Facility</p>	<p>permitted in the R-R and C- Zones. Not permitted in A-zones.</p>	
<p>Accessory Use Special Event Facility</p>	<p>A property where special events are accessory to a principally permitted use, with the exception of a single-family residence. Permitted in C-, R-R, and A-Zones.</p>	<p>Determined by CUP, not to exceed 48 events per year</p>

- b. Special events facilities may only be established as a primary use if the property operates solely as an event venue.
  - c. Special event facilities may be established as an accessory use alongside a primary use that does not operate solely as an event venue.
2. A single family residence shall not be used as a special event facility.
  3. A bed and breakfast establishment shall not simultaneously operate a special event facility on-site.
  4. Amortization for existing outdoor dance pavilions and all other uses operating as a special event facility.
    - a. All properties that currently operate as outdoor dance pavilions shall be considered non-conforming as of the date of this ordinance and must obtain a Conditional Use Permit as an appropriate designated use in order to operate as a primary or accessory special event facility. All former outdoor dance pavilions are subject to the standards described in this Chapter and must reach compliance and receive permitting within three (3) years of the adoption of this ordinance, or else all special event operations must be discontinued or removed.
  5. Development and operational standards for special event facilities.
    - a. Parcel Size.

- i. The minimum development site area shall be no less than 10 acres.
  - b. Maximum Occupancy.
    - i. The maximum number of attendees for any given event is limited to 300 people, including but not limited to, any event staff, caterers, photographers and vendors.
    - ii. The maximum number of attendees for a venue may be increased at the discretion of the Hearing Officer or Regional Planning Commission.
  - c. Setbacks.
    - i. All development and activity areas related to the event facility, including but not limited to, parking, permanent facilities, temporary tents, fire pits and outdoor gathering spaces shall be setback not less than 75 feet from any property line.
    - ii. All development and activity areas related to the event facility, shall be setback not less than 150 feet from the edge of the right-of-way when located on Scenic Highways or on roads designated by the Community Plan 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 setback areas shall be protected and preserved in compliance with 22.336.060 herein;
    - 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.
  - d. Parking options and transportation.
    - i. The event facility shall provide on-site parking in accordance with the requirements of Table 22.112.060-A for Entertainment, assembly, and dining uses.

- ii. Notwithstanding the above, special event facilities must provide shuttle service if guest occupancy exceeds 75 per event.
  - iii. 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.
  - iv. Parking areas should be selected to maximize the distance from adjacent residences.
  - v. Any reduction in on-site parking, including shuttle services offered in-lieu of on-site parking, must be permitted subject to the requirements and findings of a Parking Permit (22.178).
- e. Access.
- i. The public and private roads providing access to the subject property meet necessary standards to provide safe and adequate access, or have been amended by conditions of project approval to satisfy the access requirements.
- f. Noise.
- i. The maximum ambient noise level for the North Area shall be 40 dBA from an L90 measurement. Noise levels are considered nuisance when they exceed this ambient noise level by five decibels or more when measured from the nearest residential receptor.
  - ii. All amplified noise must cease at 8:00 pm nightly.
  - iii. Layout for sound amplification systems shall ensure that all speakers are directed away from adjacent residences and 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 special event supervisor(s) shall be provided to residences within 2,000 feet of the special event facility for questions or concerns about event during special event operations. All 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).
- g. Lighting.
- i. This subsection shall employ the definitions listed within the Rural Outdoor Lighting District (22.80).
  - ii. All exterior lighting shall have light source fully shielded.
  - iii. No glare shall be visible when viewed from adjoining parcels and public right-of-ways.
  - 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, are exempt, provided that the structure fully shields all lamps.
  - vi. Flood lights are prohibited.
- h. Sanitation.
- i. All special event facilities must meet all sanitation requirements as determined by the Department of Public Health.
- i. Evacuation Plan

- i. An evacuation plan is in place to safely evacuate all guests and staff members in the event of a natural disaster without inhibiting neighboring residents' ability to safely and quickly evacuate.
6. Additional findings for special event Conditional Use Permit
  - a. 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:
    - i. Options for alternative transportation (e.g. shuttle service, etc.) must be explored to ensure that adequate transportation is provided for all guests and that roadways are not unduly burdened if alternative transportation is not provided.
    - ii. The facility is sufficiently designed or isolated so that noise from any special events is not audible from the nearest inhabited property or S1 habitat area.

#### **T. Bed and Breakfasts**

1. Bed and Breakfasts 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 6 square feet in sign area or 12 square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

**U. Rural Inns.**

1. 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.
  - 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, and when installed does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.
- 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.
- l. Rural inns shall not be located within a one-mile radius of each other. The mile is measured beginning from the structure which serves to register guests for the rural inn.

## **V. Vineyards.**

### **1. Applicability.**

- a. Any existing and lawfully established vineyard as of January 7, 2016, the effective date of the ordinance that added this 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 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;
  - (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 and along the vineyard within 100 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 "grey 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 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 storm water, are treated or retained onsite. Site-specific water quality measures may include, but are not limited to, the installation or implementation of:

- i. Biofiltration areas such as bioswales;
- ii. Bioretention facilities;
- iii. Constructed wetlands;
- iv. Dry wells;
- v. Extended detention basins;
- vi. Infiltration basins;
- vii. Infiltration trenches;
- viii. Sand filters;
- ix. Stormwater planters;
- x. Tree-well filters;
- xi. Vegetated swales or filter strips;
- xii. Wet ponds; or
- xiii. 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:

- i. Active treatment systems:
  - ii. Biofilter bags;
  - iii. Check dams;
  - iv. Compost blankets;
  - v. Compost socks and berms;
  - vi. Earth dikes and drainage swales;
  - vii. Fiber rolls;
  - viii. Geotextiles and mats;
  - ix. Gravel bag berms;
  - x. Hydraulic mulch;
  - xi. Hydroseeding;
  - xii. Sandbag barriers;
  - xiii. Sediment basins;
  - xiv. Sediment traps;
  - xv. Silt dikes;
  - xvi. Silt fences;
  - xvii. Slope drains;
  - xviii. Soil binders;
  - xix. Storm drain inlet protection;
  - xx. Straw mulch;
  - xxi. Strawbale barriers;
  - xxii. Streambank stabilization;
  - xxiii. Velocity dissipation devices;
  - xxiv. Wood mulching; or
  - xxv. 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 discing.
- 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 V.2.a and V.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 J.1, above, and shall comply with the siting requirements for structures requiring a permit under Subsection J.2, above. Any modification sought from this Subsection W.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 area of a building structure 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.

- vi. The vineyard shall not be located in or within 200 feet of an area containing S1 or S2 habitat. :
- vii. Where a stream exists on or adjacent to the property containing the vineyard, a buffer shall be installed at least 100 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.
- viii. Notwithstanding any other fencing requirement in this CSD, all vineyard fencing shall be wildlife permeable. Notwithstanding the foregoing, non-wildlife permeable fencing may be used to surround the immediate area of any building structures on the site, but such fencing may extend no further than the outer edge of the fuel modification setback zone for such structure, as required by the Fire Department, typically 20 feet. 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. S1 or S2 habitat areas.

- ix. All vineyards shall comply with the Wildlife permeable vineyard fencing requirements outlined in subsection E.14.:
  - (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 razorblades.
  - (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 longer than 18 inches from the ground.
- x. The vineyard development shall not result in the damage, removal, and/or encroachment into the protected zone of an oak tree.
- xi. 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 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 22.158

(Conditional Use Permits). In addition to the required findings set forth in Chapter 22.158, 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.

- xii. 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:
    - (a) 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 stimulation 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.

- i. Provide proof of legal access for any new development associated with the vineyard that is not accessed directly from a public right of way.

**W. Noise.**

1. Outdoor amplified sound shall be prohibited between the hours of 8:00 p.m. and 8:00 a.m. within the North Area.
2. Increased setbacks and site and building design shall be first implemented to reduce noise levels at the property line before construction of noise barriers are considered.
3. Where a new land use is proposed to be located within 2,000 feet of a land use with a lower ambient noise
4. Standard, the new use shall not exceed to ambient noise limits of the more sensitive use.
5. In addition, due to the existing above-average ambient noise conditions in the Topanga Canyon area, the L90 threshold shall be 45 dBA for the Topanga Canyon subarea.

**22.336.080 Zone Specific Development Standards**

**A. Zone A-1(Light Agricultural).**

1. Permitted Uses. A-1 may be used for the following uses, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone A-1 with a Site Plan Review:  
—Small Horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.N.

**Uses Subject to Permits.** Property in Zones A-1 may be used for the following use, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone A-1, 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:

— Bed and breakfast establishments, subject to the standards outline in 22.336.070.T.

—Special event facilities (Type II) subject to the standards outlined in 22.336.070.S

—Rural Inns, subject to the standards outline in 22.336.070.U.

**B. Zone A-2 (Heavy Agricultural)**

1. **Permitted Uses.** A-2 may be used for the following uses, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone A-2 with a Site Plan Review.

—Commercial Horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.N.

—Small Horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.N.

—Riding Academies, subject to the standards for equestrian facilities outlined in 22.336.070.N.

2. **Uses Subject to Permits.** Property in Zones A-2 may be used for the following use, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone A-2, 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:

—Bed and breakfast establishments, subject to the standards and conditions outlined in subsection 22.336.070.T.

—Rural Inns, subject to the standards outline in 22.336.070.U.

**C. Zones C-1, C-2, C-3, C-M, and CPD (Commercial Zones).**

1. **Uses Subject to Permits.** Where property in Zone C-1, C-2, C-3, C-M, or CPD 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 basic zone. In addition to the findings required by Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that such proposed commercial use is local serving and is compatible with surrounding land uses located within 1,000 feet. 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.

2. —Special event facilities (primary and accessory) – Subject to the requirements listed in subsection 22.336.070.S herein **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.

**Zone C-2—Uses Subject to Permits.** In addition to the uses specified in Chapter 22.20 (Commercial Zones), property in Zone C-2 may be used for the following use, provided an approved 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:

**D. Zones C-3 and CPD.**

1. A building or structure in Zone C-3 or CPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.

**E. Zones M-1, M-2, and MPD (Industrial Zones).**

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for all industrial uses, as follows:

- a. *In Zone M-1:* In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-1 as requiring a Conditional Use Permit, any industrial use listed as permitted, accessory or as requiring a Ministerial Site Plan Review application, subject to the same limitations and conditions provided therein.
  - b. *In Zone M-2:* In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-2 as requiring a Conditional Use Permit, any industrial use listed as permitted, accessory or as requiring a Ministerial Site Plan Review application, subject to the same limitations and conditions provided therein.
2. 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 Zone M-1, M-2, or MPD is a quiet, non-polluting light industrial use and is compatible with surrounding land uses located within 1,000 feet.
  3. A building or structure in Zone M-1, M-2, or MPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.
  4. The maximum allowable floor area ratio (FAR) provided in Subsection B.2, above, shall apply to all properties in Zones M-1, M-2, and MPD.

**F. 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 use if a Minor Conditional Use Permit (Chapter 22.186) application is first submitted and in compliance with Section 22.16.050.C.1 and C.3 (Additional Regulations for Zone O-S):
  - Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities.
  - Commercial Horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.Q.

—Riding Academies, subject to the standards for equestrian facilities outlined in 22.336.070.Q.

**G. Zone R-R.**

1. *Permitted Uses.* R-R may be used for the following uses, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone R-R with a Site Plan Review.

—Commercial Horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.Q.

—Small Horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.Q.

—Riding Academies, subject to the standards for equestrian facilities outlined in 22.336.070.Q.

2. *Uses Subject to Minor Conditional Use Permit.*

- 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 use if a or Minor Conditional Use Permit (Chapter 22.160) application approved by the Hearing Officer:

—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.T.

—Rural Inns, subject to the standards outline in 22.336.070.U.

—Special event facility (primary and accessory) –  
Subject to the requirements listed in section  
22.336.070.S herein.

- 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.

#### **22.336.090 Area Specific Development Standards**

##### **A. Antiquated Subdivision Area.**

1. **Purpose.** The Antiquated Subdivision Area is established to protect resources contained in certain hillside areas, located outside the Topanga Canyon and Malibou Lake areas, from incompatible cumulative development of small lots which may result in or have the potential for environmental degradation and/or destruction of life or property.
2. **Area Boundary.** "Antiquated Subdivision Area" includes all land within TR. 10343, TR. 10544, TR. 10595, TR. 10596, and L.S. (RS) 20-44. The boundaries of the Area are as shown on Figures 22.336-C. Antiquated Subdivision Area 1 and 22.336-D: Antiquated Subdivision Area 2, at the end of this Chapter.

3. **Development Standards.** The exemption provided in Section 22.102.030 (Exemptions) shall not apply to the construction of a single-family residence on any lot within the Antiquated Subdivision Area that has a gross area of less than one-half acre and contains any area with a natural slope of 25 percent or greater, and an approved Conditional Use Permit (Chapter 22.158) is required for such use.

**B. Topanga Canyon Area.**

1. **Purpose.** The Topanga Canyon Area is established to implement certain policies related to antiquated subdivision development contained in the Area Plan. The Area specific development standards are intended to mitigate the impacts of 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. This CSD also establishes development standards for fences, walls, and landscaping located along roads within the Topanga Canyon Area and promotes alternative designs that include safety features.
2. **Area Boundary.** The boundaries of the Area are as shown on Figure 22-336-D: 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 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.1 (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 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.
- a. Any building or grading permit shall be subject to a Minor Conditional Use Permit (Chapter 22.160) application; and
  - b. 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.c and B.4.d, above, shall be considered only through Chapter 22.194 (Variance).

**C. 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-E: Malibou Lake Area, at the end of this Chapter.
3. **Development Standards.** If site plans therefor are first submitted to and approved by the Director, property may be used for single-family residences and accessory uses, subject to the following 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; and
  - 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 Craggs 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. **Fire Sprinklers.** An interior automatic fire-sprinkler system shall be installed in each residence, in compliance with the requirements of the Fire Department.
- d. **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.
- e. **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, fire sprinklers, 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. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Director.
6. **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;
  - b. Attached guest houses; and
  - c. Rooms for rent in residences.

#### **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.J.2, 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 22.336.060.D.2. 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.W.2.a.xi, all other modifications of the requirements set forth in Section 22.336.070.W.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.W.2.c.i, shall be subject to the additional findings set forth in Subsection A.1, above.
3. **Modification of Equestrian Standards.** Modification of the development standards contained in Section 22.336.070.N, 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 Zone Specific Development Standards.** Modification of any development standards contained in Section 22.336.080 (Zone Specific Development Standards) shall be considered through a Conditional Use Permit (Chapter 22.158) application.
5. **Modification of Topanga Canyon Area Specific Development Standards.**
  - a. Modification of the development standards specified in Sections 22.336.090.B.4.a and 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.

**6. 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, fire sprinklers, and lot coverage, shall be considered for residences through the Conditional Use Permit procedure (Chapter 22.158) and shall be further subject to the provisions set forth below:
  - i. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Hearing Officer.
  - ii. Notwithstanding the requirements of Sections 22.158.050 (Findings and Decision), if an applicant will permanently extinguish all potential for residential development on one or more vacant lots within the Malibou Lake Area, the applicant may ordinarily substantiate the findings required for a Conditional Use Permit. The lots need not be contiguous.
  - iii. In making a determination upon the application, the Hearing Officer 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. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Director.
  - iii. Findings and decision shall be made in compliance with Section 22.196.030 (Findings and Decision) and Subsection A.5.a.iii, above.
  - iv. 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.

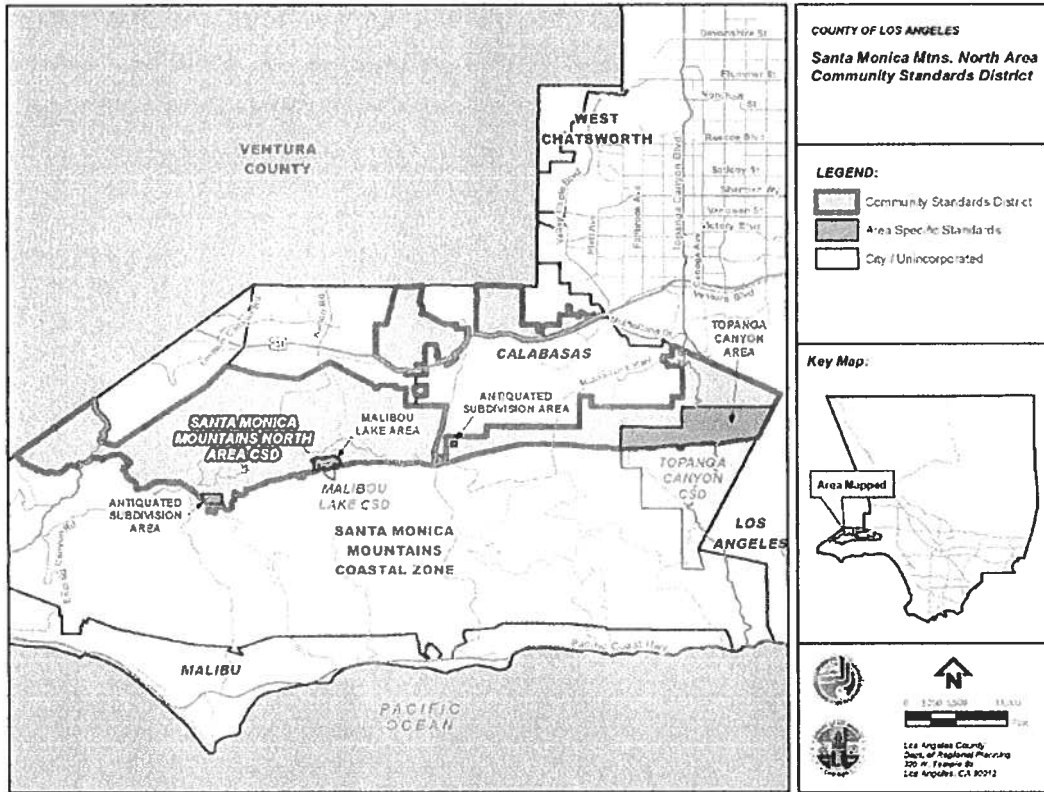
**7. Modification of Specific CSD Standards.**

- a. ***Applicability.*** Modification of the development standards specified in Subsection A.4, above, shall be subject to a CSD Modification application, in compliance with this Subsection B.
- b. ***Application and Review Procedures.***
  - i. ***Application Checklist.*** The application submittal shall contain all of the materials required by the CSD Modification checklist.
  - ii. ***Type II Review.*** The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.
- c. ***Findings and Decision.***
  - i. ***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.
  - ii. ***Findings.***
    - (A) The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.
    - (B) 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.

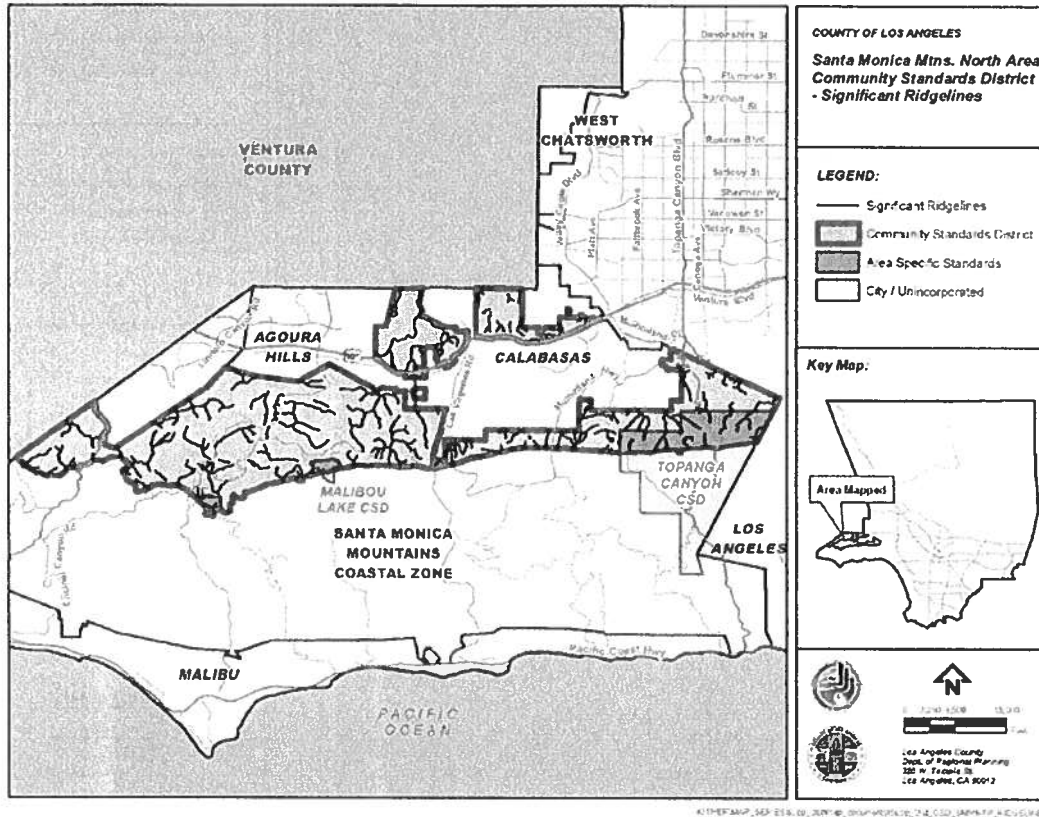
- (C) The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

**FIGURE 22.336-A: SANTA MONICA MOUNTAINS NORTH AREA CSD BOUNDARY**



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FIGURE 22.336-B: SIGNIFICANT RIDGELINES



**FIGURE 22.336-C: ANTIQUATED SUBDIVISION AREA - 1**

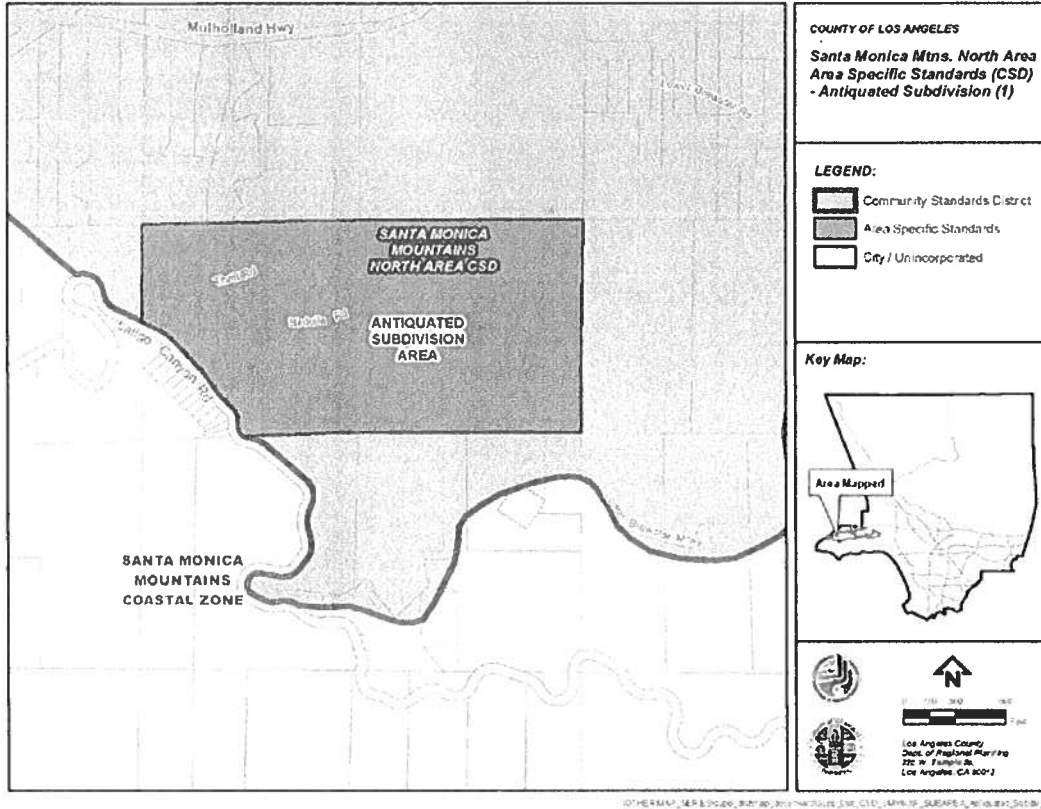


FIGURE 22.336-D: ANTIQUATED SUBDIVISION AREA – 2

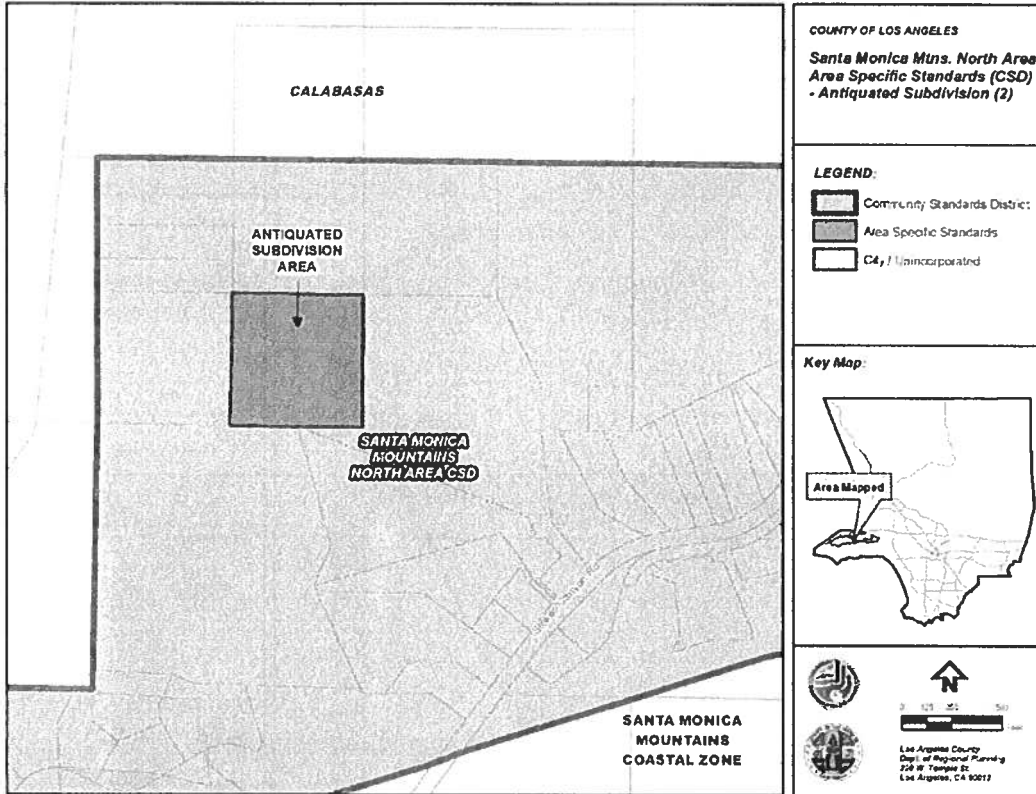


FIGURE 22.336-E: TOPANGA CANYON AREA

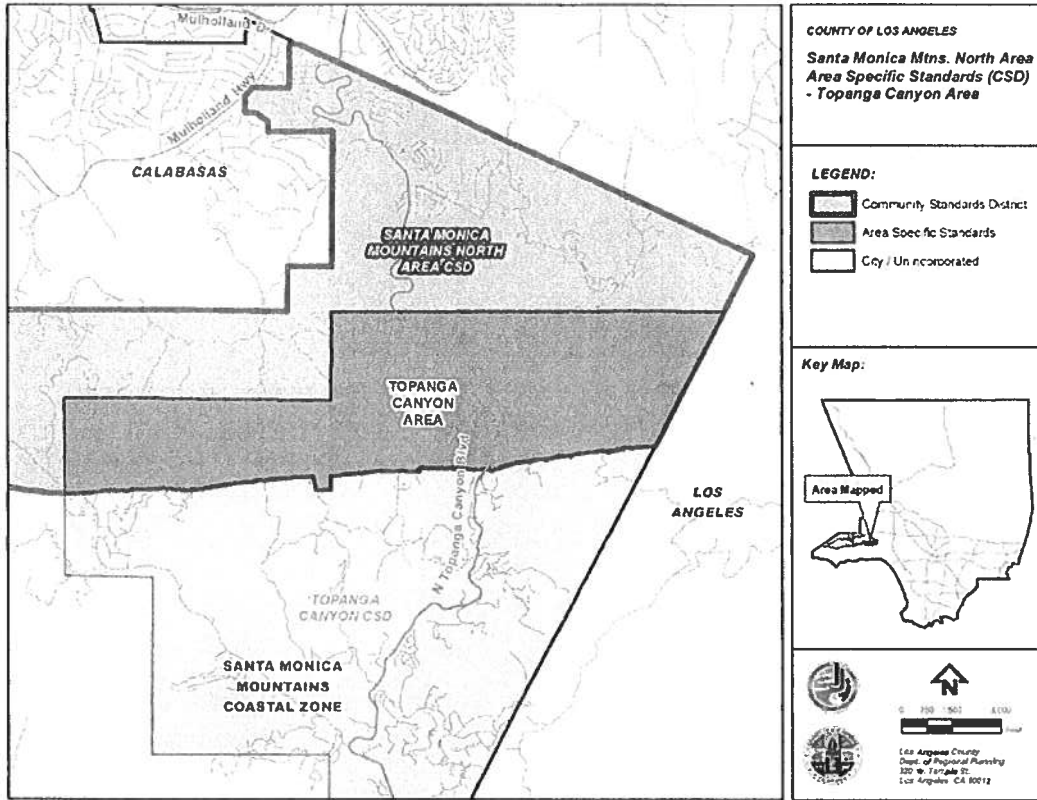


FIGURE 22.336-F: MALIBOU LAKE AREA

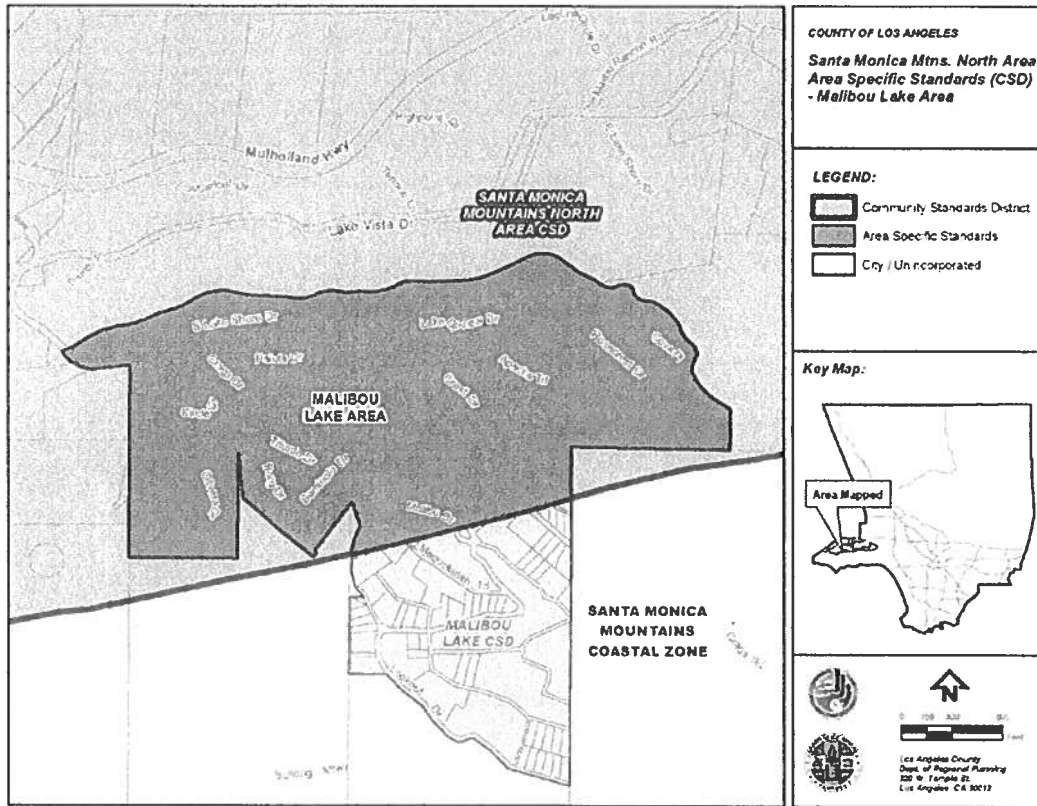
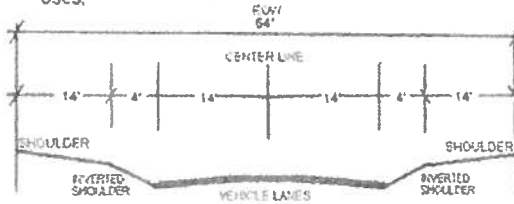


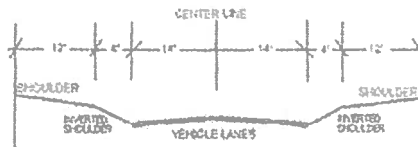


Figure 22.336-G Standards for Street Width

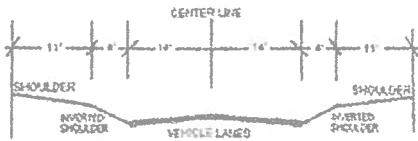
1. RESIDENTIAL ENTRANCE STREETS FROM HIGHWAYS, THRU COLLECTOR STREETS, SECTION AND QUARTER-SECTION LINE COLLECTOR STREETS, AND STREETS ADJACENT TO SCHOOLS AND MULTIPLE RESIDENTIAL USES.



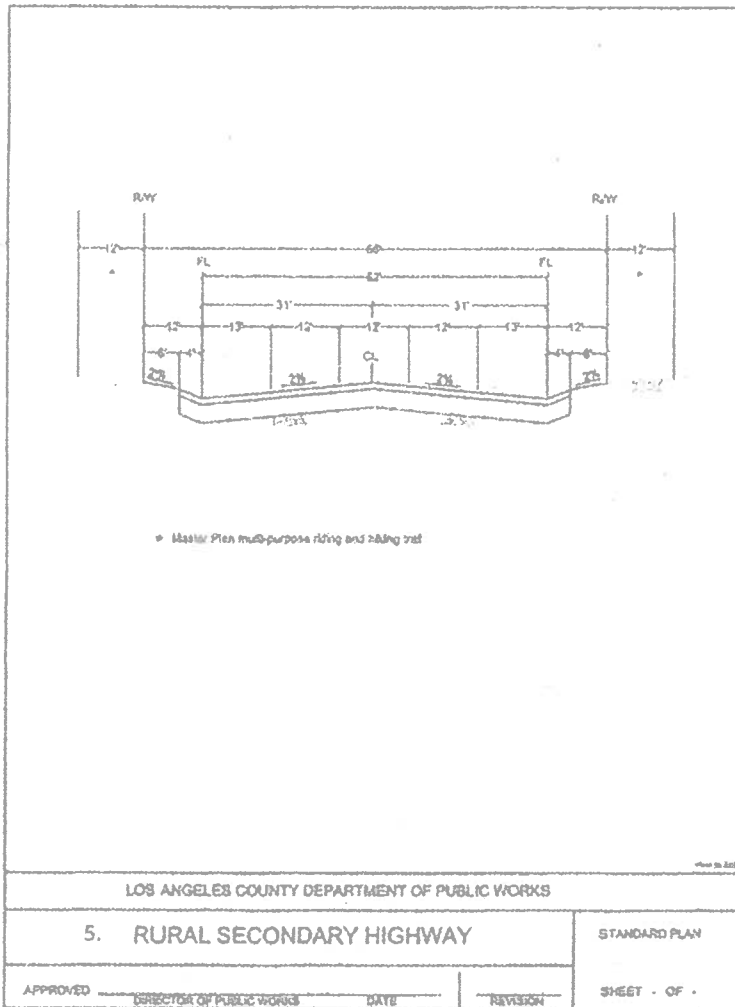
2. INTERIOR COLLECTOR STREETS, CUL-DE-SAC STREETS MORE THAN 700 FEET IN LENGTH, AND LOOP OR OTHER LOCAL STREETS MORE THAN 1,400 FEET IN LENGTH - ONE OR TWO FAMILY RESIDENCES.

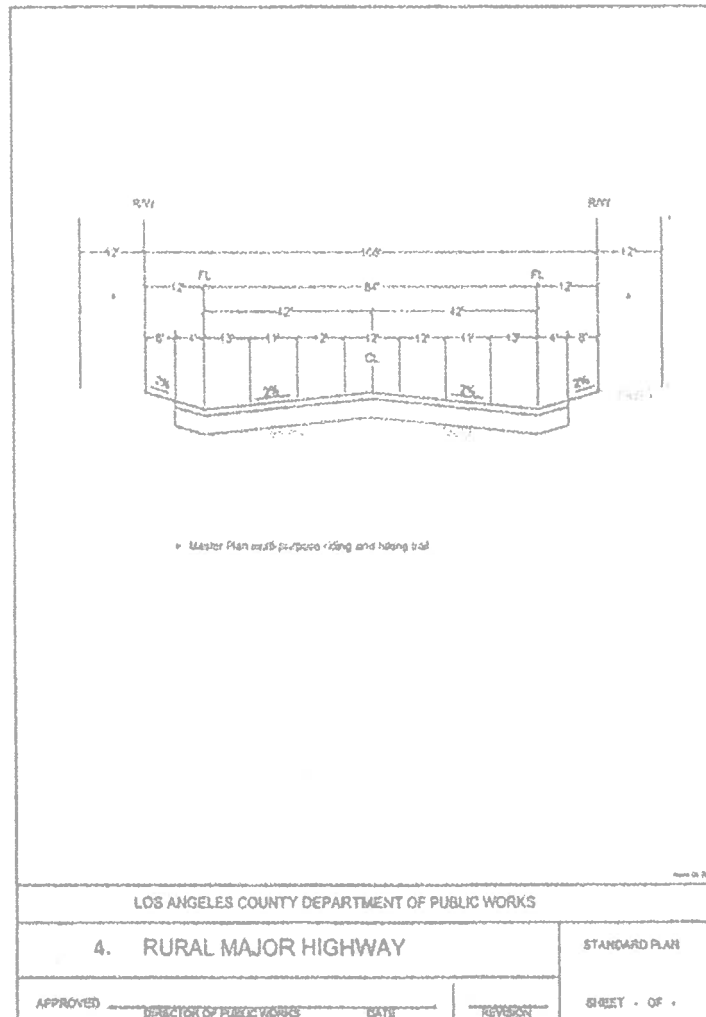


3. INTERIOR LOCAL STREETS, CUL-DE-SAC STREETS HAVING A LENGTH OF 700 FEET OR LESS, LOOP OR OTHER LOCAL STREETS HAVING A LENGTH OF 1,400 FEET OR LESS.



Chapter 22.336 Santa Monica Mountains North Area Community Standards District





## 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.



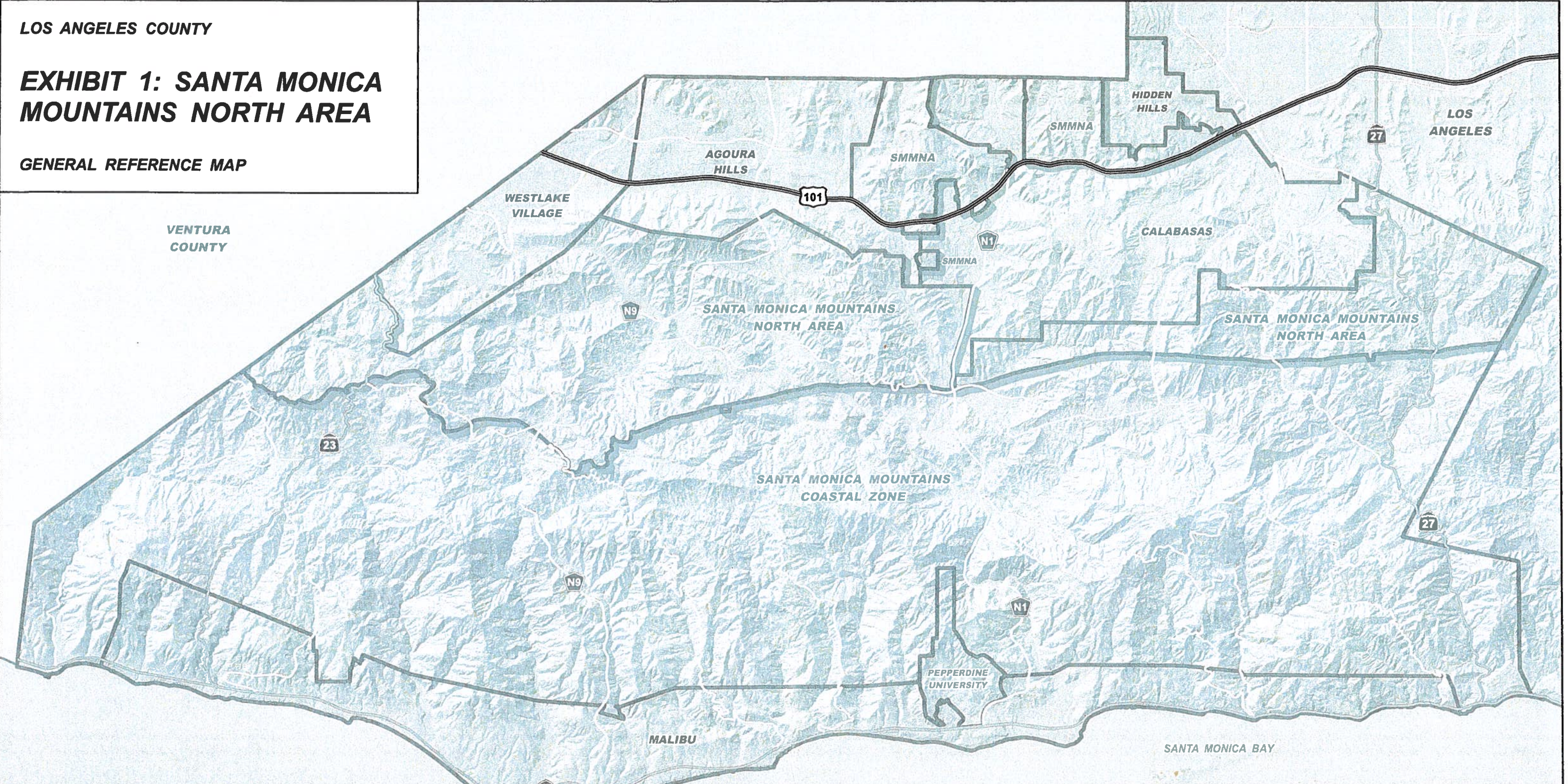
LOS ANGELES COUNTY

# EXHIBIT 1: SANTA MONICA MOUNTAINS NORTH AREA

GENERAL REFERENCE MAP

VENTURA COUNTY

LOS ANGELES



PACIFIC OCEAN

SANTA MONICA BAY

### LEGEND

- VENTURA FREEWAY
- MAJOR ROAD
- HIGHWAY
- U.S.
- STATE
- COUNTY
- SANTA MONICA MOUNTAINS NORTH AREA
- OTHER UNINCORPORATED COMMUNITY
- INCORPORATED CITY
- HILLSHADE: LAR-IAC (2006)



LOS ANGELES COUNTY  
DEPT. OF REGIONAL PLANNING  
320 W. TEMPLE ST.  
LOS ANGELES, CA 90012



PRINTED ON: \_\_\_\_\_

PREPARED BY DRP GIS SECTION / JULY 2016

**Los Angeles County**  
**SANTA MONICA**  
**MOUNTAINS NORTH**  
**Area Plan (West Portion)**

Adopted by Board of Supervisors - 10/24/2000  
 As Amended Through - 10/23/2001 (LP 01-088)

**LEGEND**

<b>Land Use Policy</b>	<b>Base Features</b>
OS - Open Space	Lot, Cui/Deed Subdiv. and Easement
OS-P - Open Space Parks	Parcel
OS-DR - Open Space Deed Restricted	Specific Plan Boundary
OS-W - Open Space Water	City/Unincorporated Comm. Boundary
N20 - Mountain Lands 20 (1' du/20 ac max)	Surrounding City
N10 - Mountain Lands 10 (1' du/10 ac max)	Surrounding Unincorporated Community
N5 - Mountain Lands 5 (1' du/5 ac max)	Surrounding Forest
N2 - Rural Residential 2 (1' du/2 ac max)	<b>Transit Lines</b>
N1 - Rural Residential 1 (1' du/1 ac max)	Metrolink Station
U2 - Residential 2 (2 du/2 ac max)	Metrolink Station
U4 - Residential 4 (4 du/4 ac max)	Metrolink
U8 - Residential 8 (8 du/8 ac max)	Tramway
C - Commercial	Light Rail - Existing
CR - Commercial Recreation - Limited Intensity	Light Rail - Proposed
P - Public and Semi-Public Facilities	Light Rail - Linear Corridor
T - Transportation Corridor	

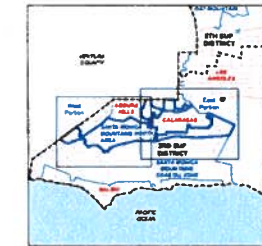
**Coastal Zone Boundary**  
 The most southerly boundary of the plan is shown as the Coastal Zone Boundary. For the Santa Monica Mountains Land Conservation Program, adopted on 10/15/2001, this boundary may be revised at any time at the discretion of the Coastal Commission, and may not otherwise be revised. A future boundary determination made by the Coastal Commission, if it is revised, the land use policy boundaries that overlaid the Coastal Zone Boundary will also be revised to conform with the revised boundary. Additionally, the Coastal Zone Boundary may be revised to include a change in coastal zone boundary with the boundary of the North Area Plan and subsequently subject to consultation with the agency. This land use category applies to any area that falls out of the coastal zone as shown on the North Area Plan (LP 01-077) 10/15/2001.

The plan area includes governmental land use designations, each of which is intended to describe the intended use and management of the site involved. The location of planning boundaries is as shown on this map. The actual use and intensity of development that may be allowed for a particular site is determined by the zoning of the site and the underlying zoning classification. For a comprehensive explanation of land use policy, see the glossary of terms in the Santa Monica Mountains Land Conservation Program (SMMCLCP) 10/15/2001.

Planning boundaries are shown for the general information of the Department of Public Works and the Assessor's Office. Provisions shown on this map reflect the most recent updates from the Assessor's Office as of the "Current Use of" date listed below. District lines represent additional zoning boundaries that are not shown on this map. Subsequent boundaries and lot lines are not shown.

Source: California State Map 2001 (CALSTAT), U.S. Census Bureau, modified through the L.A. County Geographic Information Management System (GIMS).

**VICINITY MAP:**



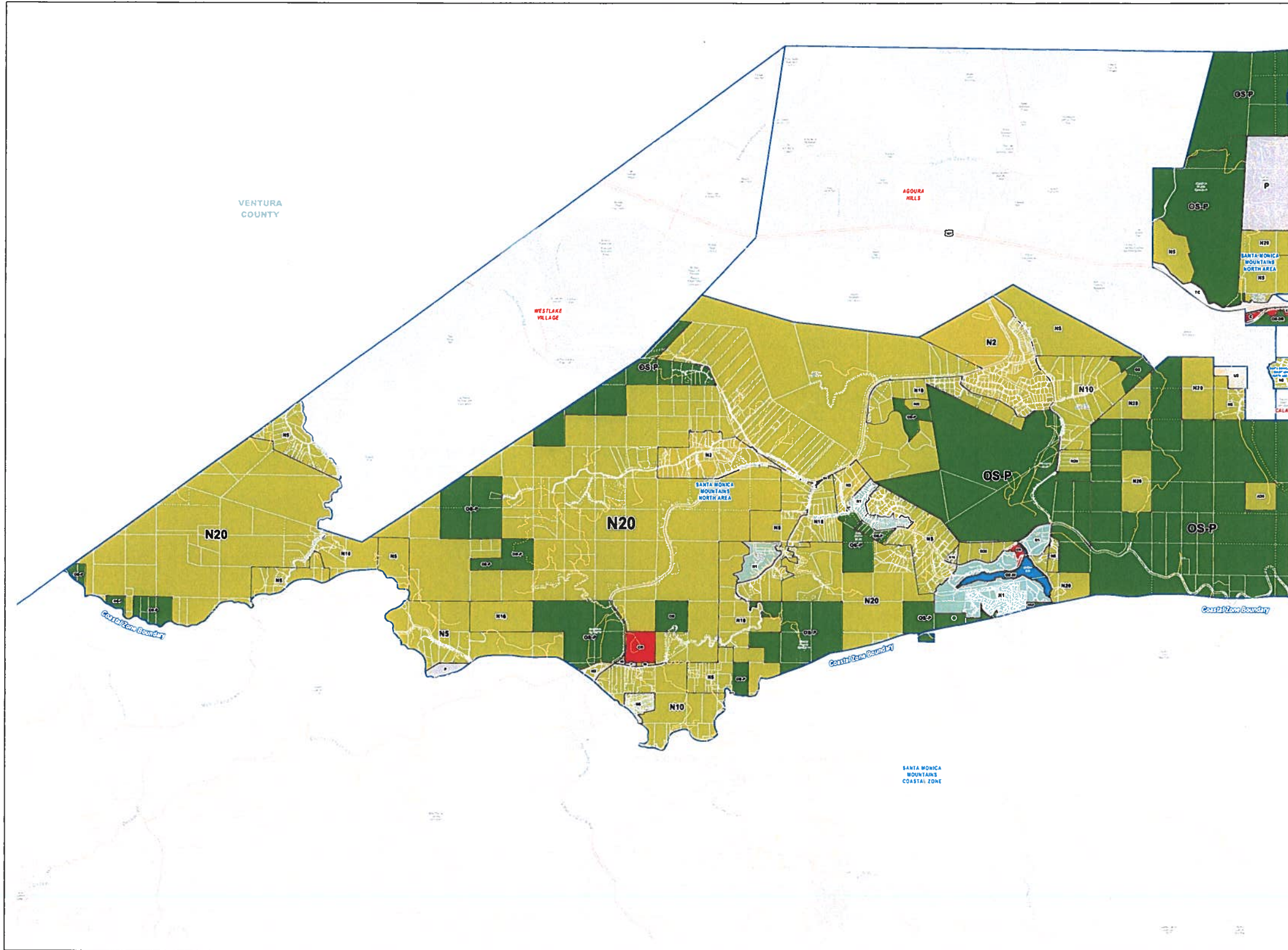
**KEY MAP:**



Current as of: 12/26/2014

Los Angeles County  
 Department of Regional Planning  
 220 W. Temple St.  
 Los Angeles, CA 90012

Scale in Feet  
 0 500 1,000 1,500 2,000



**Los Angeles County**  
**SANTA MONICA MOUNTAINS NORTH**  
**Area Plan (East Portion)**

**Adopted by Board of Supervisors - 10/24/2000**  
**As Amended Through - 10/23/2001 (LP 01-088)**

**LEGEND**

- |   |   |
|---|---|
| <p><b>Land Use Policy</b></p> <ul style="list-style-type: none"> <li>OS - Open Space</li> <li>OS-P - Open Space Parks</li> <li>OS-DR - Open Space Deed Restricted</li> <li>OS-W - Open Space Water</li> <li>N-20 Mountain Lands 20 (1 du/20 ac max)</li> <li>N-10 Mountain Lands 10 (1 du/10 ac max)</li> <li>N-5 Mountain Lands 5 (1 du/5 ac max)</li> <li>N-2 Rural Residential 2 (1 du/2 ac max)</li> <li>N-1 Rural Residential 1 (1 du/1 ac max)</li> <li>U-2 Residential 2 (2 du/2 ac max)</li> <li>U-4 Residential 4 (4 du/4 ac max)</li> <li>U-8 Residential 8 (8 du/8 ac max)</li> <li>C - Commercial</li> <li>CR - Commercial Recreation - Limited Intensity</li> <li>P - Public and Semi Public Facilities</li> <li>TC - Transportation Corridor</li> </ul> | <p><b>Base Features</b></p> <ul style="list-style-type: none"> <li>Lot, Ceded Subd. and Easement</li> <li>Parcel</li> <li>Specific Plan Boundary</li> <li>City/Unincorporated Corner Boundary</li> <li>Surrounding Unincorporated Community</li> <li>Subarea Forest</li> </ul> <p><b>Transit Lines</b></p> <ul style="list-style-type: none"> <li>Metro's Station</li> <li>Metro's Station</li> <li>Metro's Station</li> <li>Transitway</li> <li>Light Rail - Existing</li> <li>Light Rail - Proposed</li> <li>Light Rail - Under Construction</li> </ul> |
|---|---|

**GENERAL BOUNDARY NOTES**

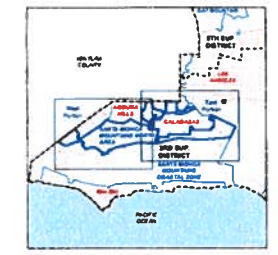
The east boundary of the plan is shown as the Coastal Zone Boundary. For the Santa Monica Mountains and Coastal Program, established on 10/15/94, this boundary may be revised at any time in the future. It is not binding on the Coastal Commission, and may not otherwise be used for the purposes described herein. It is a note that the east boundary line shown that separates the Coastal Zone Boundary is also subject to change without further plan amendments. Additionally, the North Area Plan refers to the area that is a change in regulatory boundary between the boundary of the North Area Plan and substantially adjacent to the boundary. The land use categories established in any manner that fall out of the coastal zone will apply under the North Area Plan - 10/24/00.

The plan may contain general land use identification, such as shown or identified to describe the environment and characteristics within the area shown. The location of planning boundaries or an acronym as set by the Coastal Commission, and may not otherwise be used for the purposes described herein. It is a note that the east boundary line shown that separates the Coastal Zone Boundary is also subject to change without further plan amendments. For a professional evaluation of what uses may be allowed in a given lot, an individual should consult the Land Development Coordination Center (LDCC) at 315 11th Street.

Parcel boundaries are from the parcel database maintained by the Department of Public Works and the Assessor's Office. Parcels shown on this map reflect the most recent update from the Assessor's Office as of the "Current As of" date listed below. Boundaries may represent additional parcel boundaries not as accurately identified, but from additional boundaries and the date are from:

Street Centerline Date: June 2016; PCE & GIS Content: Updated through the LA County Geographic Address Management System (GAMS)

**VICINITY MAP:**



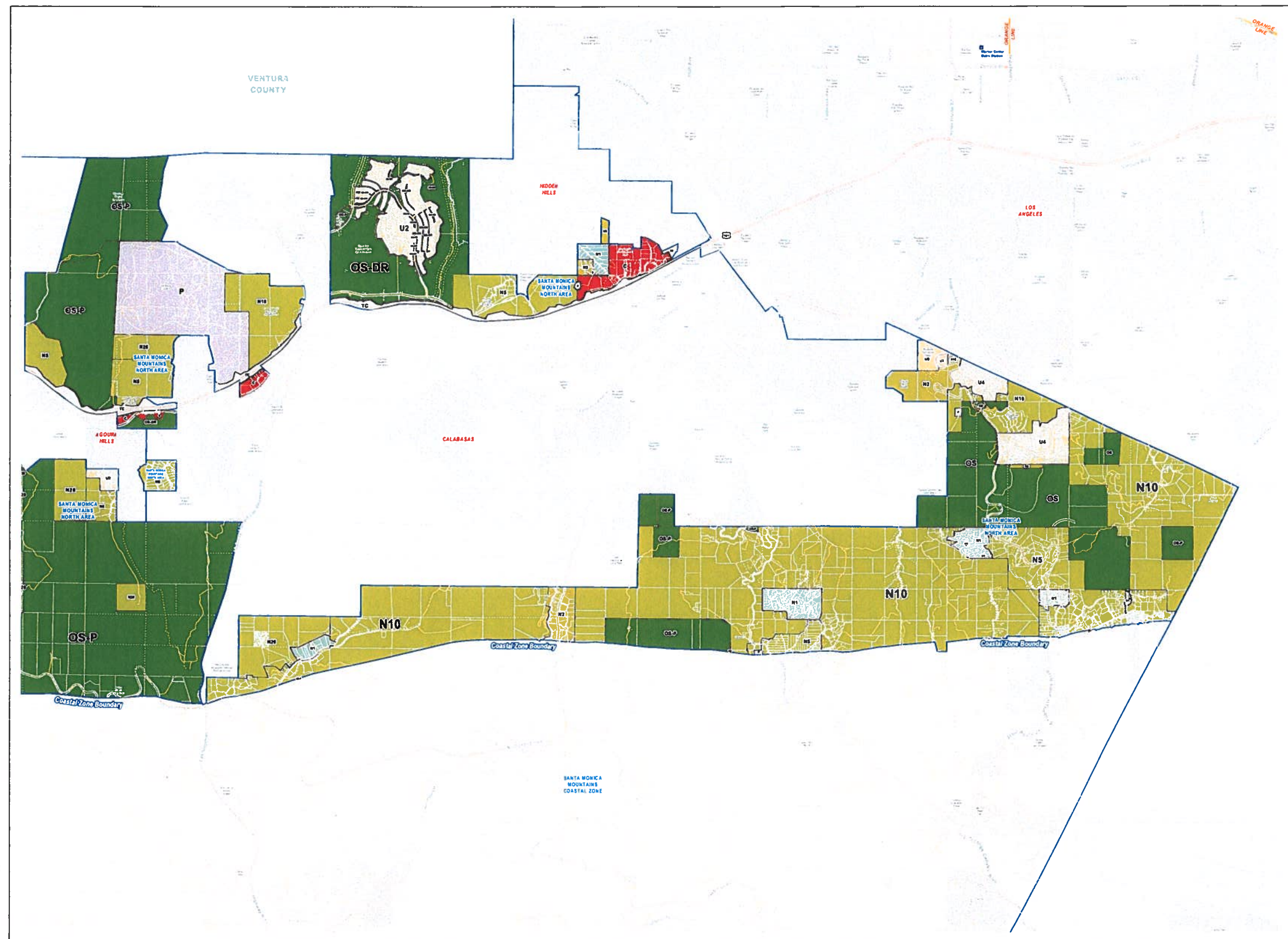
**KEY MAP:**



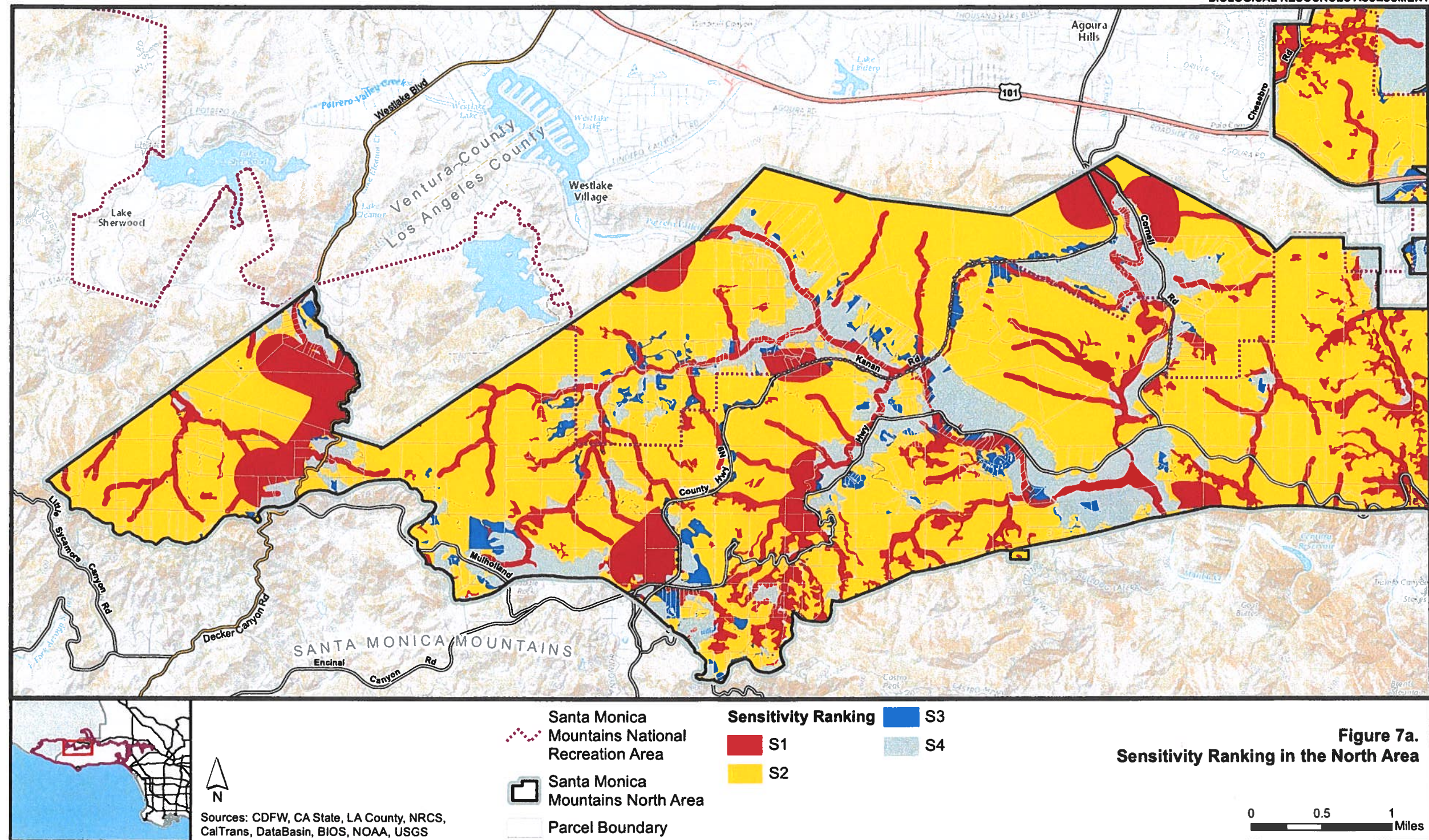
LOS ANGELES COUNTY  
 Department of Regional Planning  
 228 N. Figueroa St.  
 Los Angeles, CA 90012

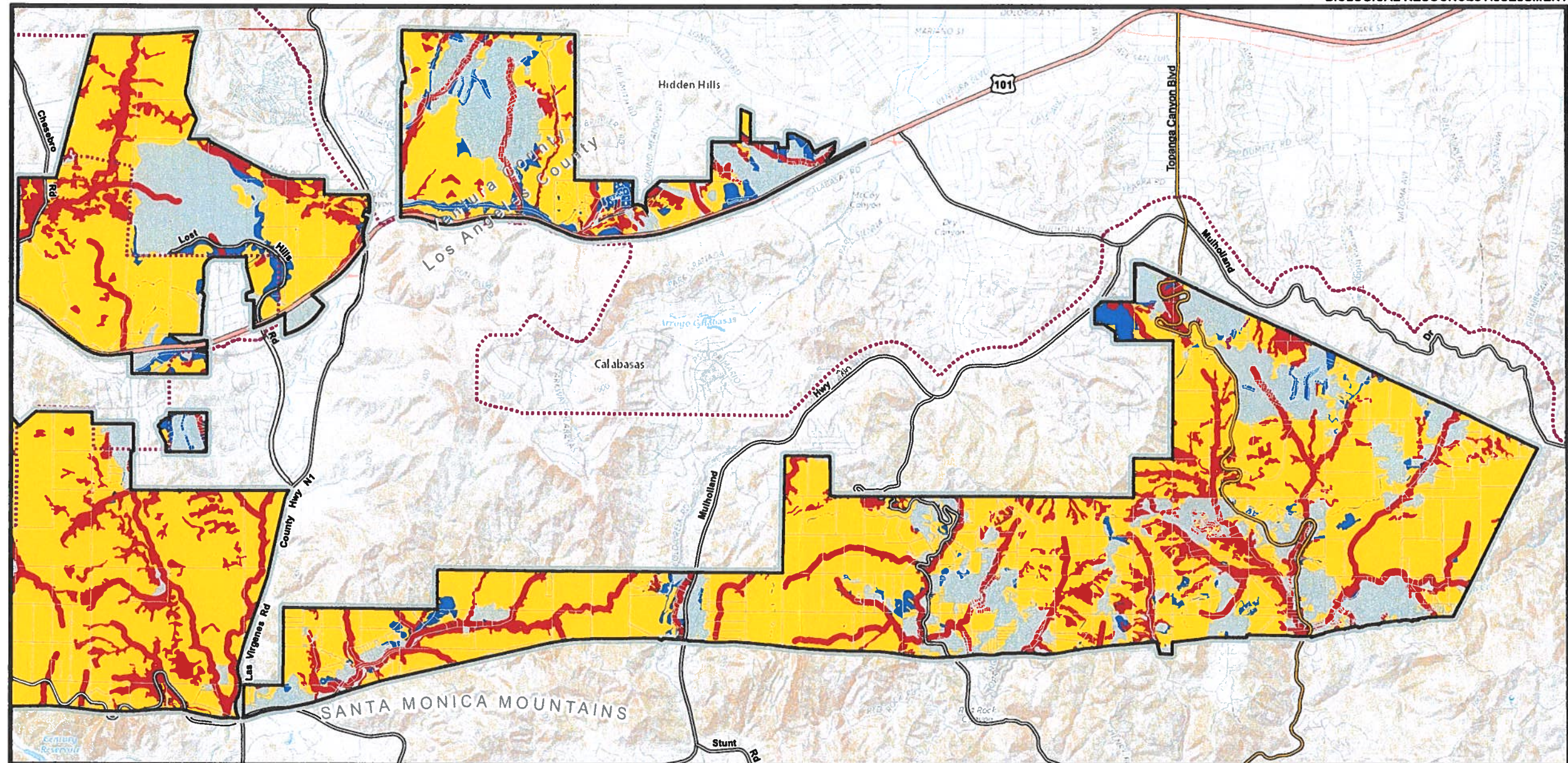
Scale in Feet  
 0 500 1,000 1,500 2,000

Current as of 10/24/2014









Sources: CDFW, CA State, LA County, NRCS, CalTrans, DataBasin, BIOS, NOAA, USGS

Santa Monica Mountains National Recreation Area	<b>Sensitivity Ranking</b>	S3
Santa Monica Mountains North Area	S1	S4
Parcel Boundary	S2	

**Figure 7b.**  
 Sensitivity Ranking in the North Area

